

Your New Home

1946

by Kenneth W. Dalzell, A.I.A., *today's*
"Architect of the Livable Small House"

These 55 up-to-date, practical Houses, in Plans, Views, and Descriptions, are for all Budgets, all Tastes; and include several attractive Week-End Houses.

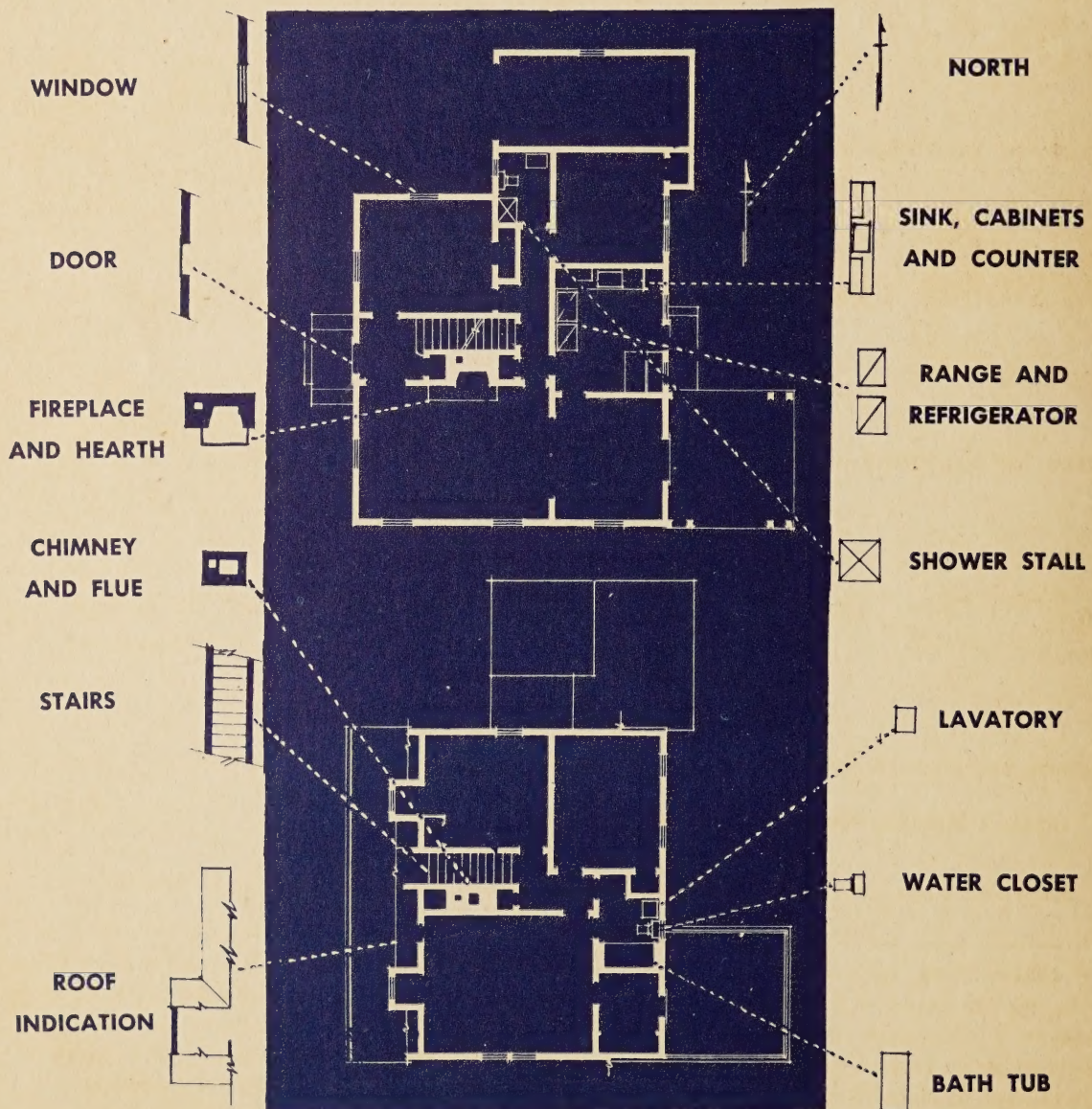


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Select the House You've Always Dreamt About!

How to Read a Blueprint

The symbols used in the plans of **YOUR NEW HOME** to indicate the various appurtenances of a house are employed, with minor variations, by all architects. They show either a simplified view of an object as seen directly from above—a stair, for instance—or a cross section of a room, taken slightly above the window sills. The dimensions of every house, as well as of every room, are indicated on all plans, and the preferred direction, important for exposure to sun and light, can be ascertained by the northward pointing arrow.



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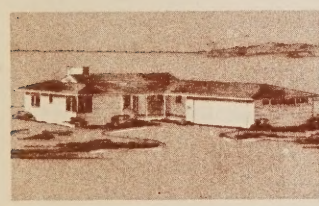


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The comments to the individual houses were contributed by the editor, Norman J. Thornhill

YOUR NEW HOME 1946, by Kenneth W. Dalzell. Published by Malba Books, 15 East 40th Street, New York 16, N. Y. Copyright 1946 by Kenneth W. Dalzell. Photograph on back cover by Pat Liveright. Printed in the United States of America.

CREDIT: To the members of his staff — Mr. Phillip Fitting, Lt. Bernard M. Cowperthwait, U.S.N.R., and Lt. K. Whitney Dalzell, Jr., U.S.A. — without whose co-operation this book could not have been completed — the author renders his sincere thanks.



A ROOF OVER YOUR HEAD

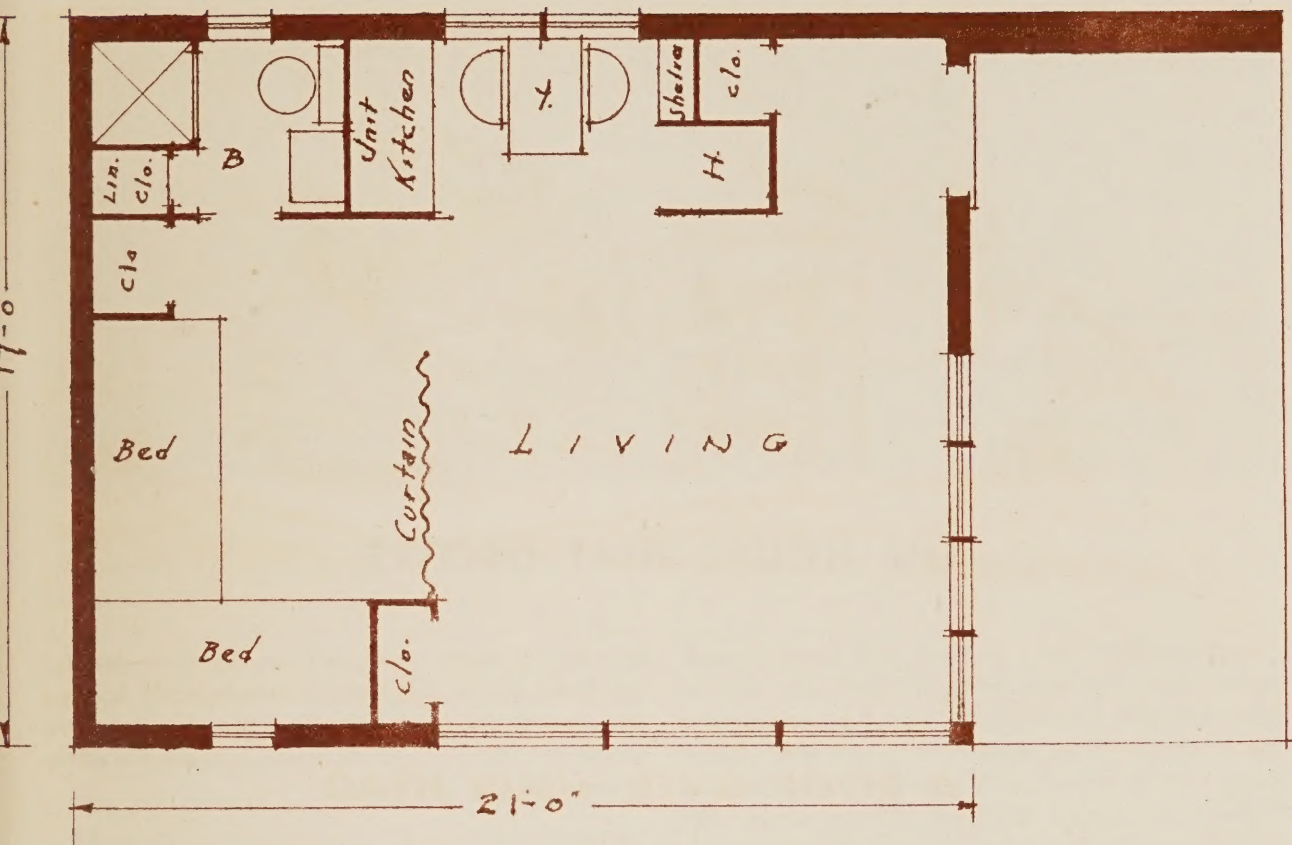
Because of the housing crisis, and the present difficulty of obtaining materials and labor, this minimum house is suggested for immediate shelter. It is so simple in design and construction that it could be erected by almost anyone handy with tools. In fact very few tools except a hammer, saw, trowel and shovel would be necessary. While a house of this size would not suit the average family for any length of time, it might immediately and quickly be built on the rear of your property, or at least far enough back so that your permanent home may be built in front of it. The main dwelling may, when erected, be connected with it by a porch or breezeway, so that your expenditure would be an asset, and this building would then serve as a very useful recreation room, guest house, studio or private office, or possibly servant's quarters.

For the convenience of the person who may have the energy and ambition to try to construct such a small building

himself, we have listed the materials which will be required; and priced them according to retail prices in a New Jersey suburban community at the time that this book went to press. Certain items, such as the plumbing, electrical work, gas-fired heater, and water heater have not been included, as most local regulations require that these items be installed by licensed contractors. Nor has any allowance been made for the cost of running the utilities — such as gas, water, and electricity; or making sewer connections to the street sewer, or septic tank. Prices for roofing and asphalt tile floor have been quoted including labor. These prices may vary a few cents per square foot in various localities.

No mention has been made of painting the house, because this item is moderate and will be more or less controlled by your individual wishes.

SIZE: 357 Sq. Ft. of living space.



COST OF MATERIALS FOR THIS HOUSE

MASON MATERIALS

74 bags cement	\$0.75	\$55.50
9 bags lime	.50	4.50
7½ yds. sand	-2.25	16.88
8½ yds. cracked stone or gravel	3.72	31.63
740 — 8 x 8 x 16" cinder blocks	.15	111.00
320 — 4 x 8 x 18" cinder partition blocks	.15	48.00
300 cinder bricks	22.00 M	6.60
		<u>\$274.11</u>

LUMBER — SASH, DOORS, ETC.

24 — 2 x 8-18', 576 bd. ft.	\$100 per M	\$57.60
22 — 2 x 4-14', 206 bd. ft.	100 per M	20.60
600 sq. ft. 1 x 6 roofers, 600 bd. ft.	100 per M	60.00
48 lin. ft. 5 x 4 x 3 spruce bridging	.03	1.44
480 lin. ft. 1 x 2 spruce furring	.02	9.60
8 pcs. ¾" x 4' x 8' fir plywood G2S	.18	46.08
4 — 1 x 10-10 W. Pine, 33 bd. ft.	130 per M	4.29
4 — 12 W. Pine, 40 bd. ft.	130 per M	5.20
1 — 1 x 4-10 W. Pine, 3½ bd. ft.	130 per M	.43
2 — 12 W. Pine, 8 bd. ft.	130 per M	1.04
4 — 16 W. Pine, 16 bd. ft.	130 per M	2.08
72 lin. ft. ¾ x ¾ cove	.01¾ per lin. ft.	1.26
128 lin. ft. ¾ x ¾ quarter round	.01¾ per lin. ft.	2.24
1 — 1 x 12-8' pine shelving, 8 bd. ft.	100 per M	.80
1 — 14 pine shelving, 14 bd. ft.	100 per M	1.40
8 lin. ft. 1½ clothes rod	.08 per lin. ft.	.64

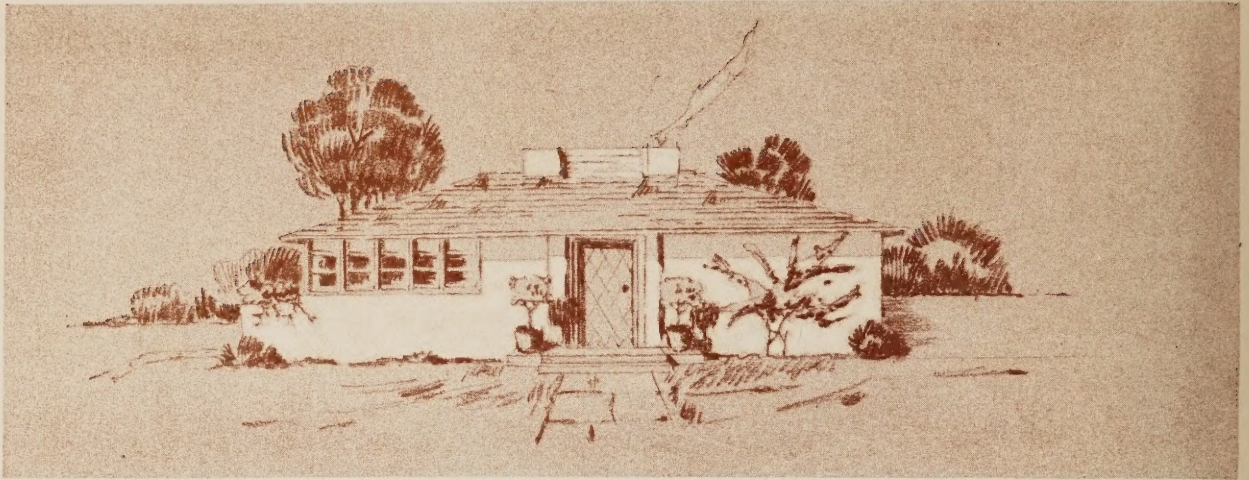
28 lin. ft. ¾ x 1¾ shelf cleat	\$0.07½ per lin. ft.	\$2.24
2 — ¾ x 7½-12' pine	.01½ per lin. ft.	.36
2 — 16' pine	.01½ per lin. ft.	.48
112 lin. ft. ¾ x ¾ glass bead	.01¼ per lin. ft.	1.40
9 lts. D.S.B. glass 28 x 42"	2.40	21.60
5 — 2' x 2' 6" casement frames and sash,		
4 lts. open in, copper screen	7.00	35.00
2 — 2' x 4' casement frames and sash,		
8 lts. open in, copper screens	8.75	17.50
1 Front entrance frame 3' x 6' 8",		
with 8" transom light, door and screen door		30.00
24 pcs. 4' x 8' x ¾" wall boarding	.06	65.28
		<u>\$388.56</u>

HARDWARE

Front door lock set, 1 pr. 4 x 4 butts		\$8.50
7 sets casement hardware, 3 x 3 butts,		
casement fasteners	\$0.80	5.60
2 sets butts, and locks for		
bath and coat closet doors	1.25	2.50
Miscellaneous, nails, etc.		8.00
		<u>\$24.60</u>

ROOFING AND FLOORING, INCLUDING LABOR

462 sq. ft. built-up roofing, installed	\$0.16	\$73.92
320 sq. ft. asphalt tile flooring, installed	.25	80.00
		<u>\$153.92</u>
GRAND TOTAL		<u>\$841.19</u>



THE HOUSE THAT GROWS

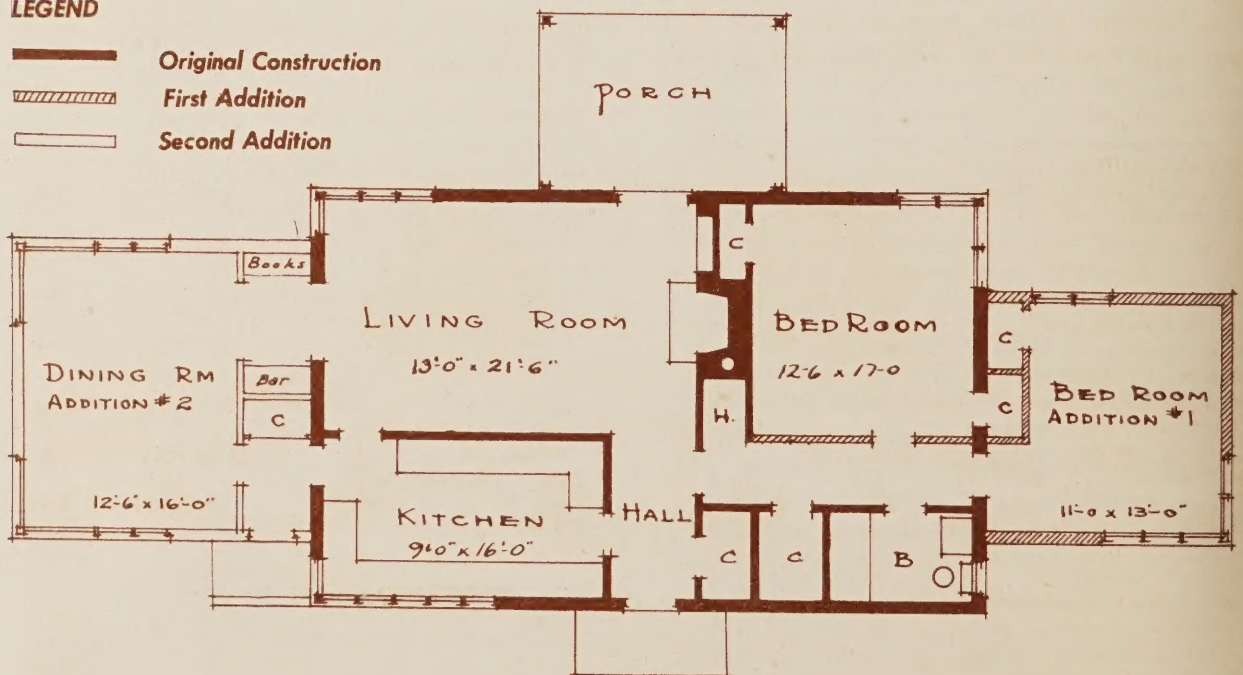
"Just married." Here is how one young couple solved their housing problem. They are starting this year with nothing more than high hopes, and the minimum three room house illustrated above. Each room, however, is of ample size, and there are four closets, giving plenty of storage space. The living room-dining room is light, and there is a porch to the rear for summer serving. The kitchen and

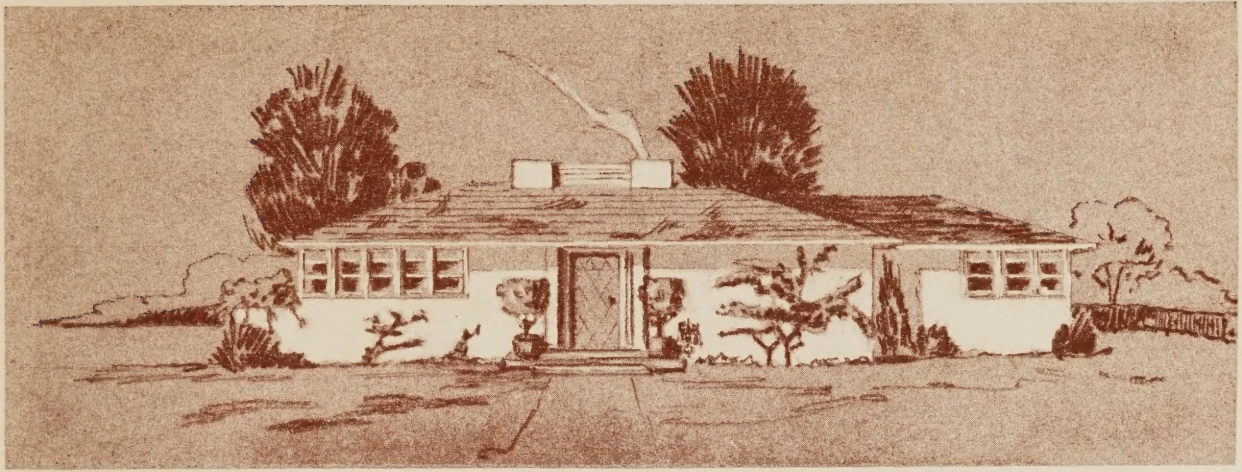
laundry or utility room, with a cheerful row of windows above the sink, is conveniently located directly off the front hall. The bedroom has two exposures. Here is a small house, complete in every respect, for a young couple.

"I am going to have a baby — and we need another bedroom." Not so difficult a problem when

LEGEND

- Original Construction
- First Addition
- Second Addition





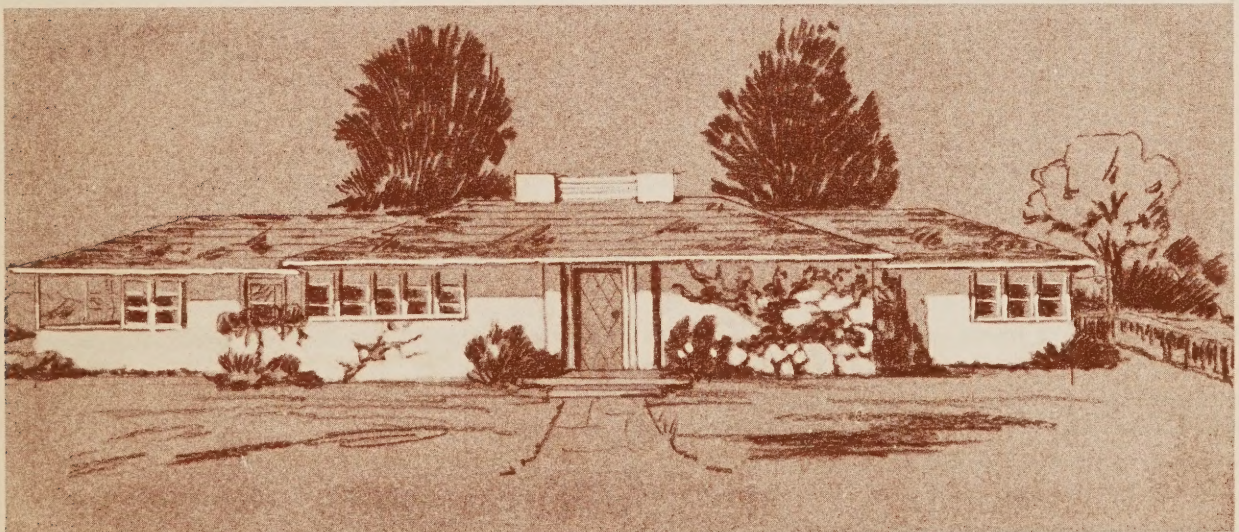
one can add an extra bedroom as easily as this. The first bedroom is to be blocked in by a wall which forms a hallway to the second bedroom. The bathroom can now serve for both rooms. The additional sleeping room is about as large as the first, with three exposures — plenty of sunlight and air for the nursery.

"We can afford to entertain now — and so we are going to have a dining room." Another cheerful spot, with an unobstructed view on three sides. The wall opposite the fireplace was broken to form a large archway, leading through a book and bar passageway to the new addition. On the kitchen side, the door from the kitchen to the living room is to be blocked up, and plastered, permitting much more wall space for the re-arrangement of living

room furniture. The present back entranceway to the kitchen will still be in use, but will become instead a doorway to a new pantry leading to the dining room, with an exterior exit off this corridor.

"If baby gets a playmate — or overnight guests will be encouraged." A nursery or a guest room can be added to the front of the house, by using the large closet for a passageway. The new addition might have another bath, 5 x 8 ft., backing up to the present bath; an 8 x 8 ft. dressing room with closets; and a bedroom 13 ft. wide by as long as purse and site permit. Hence the blank wall on the right side of the house.

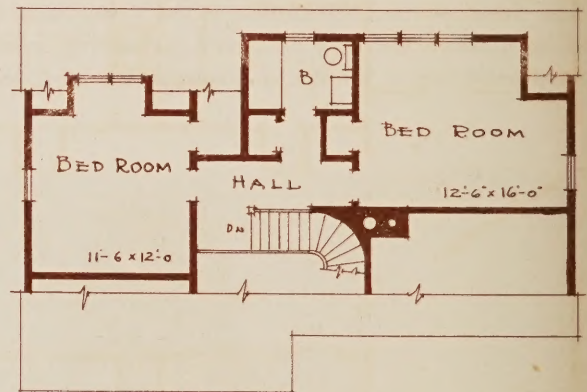
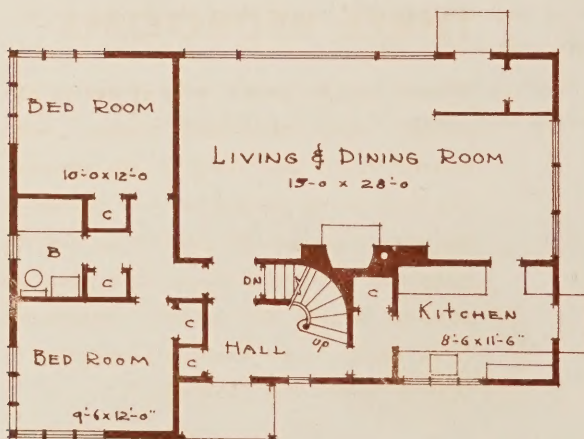
These additions can be made with minimum of cutting and waste of existing structures.



Houses for Incomes of Under \$5,000



MODERN INSIDE—TRADITIONAL OUTSIDE



This small sunlit home, designed for a southern climate, is built around one family's inspiration for a magnificent living and dining room combination. This family "play" room has almost two entire walls of glass. A door to the rear leads to a stone terrace covered by a large awning—delightful for cool summer entertaining. The two downstairs bedrooms

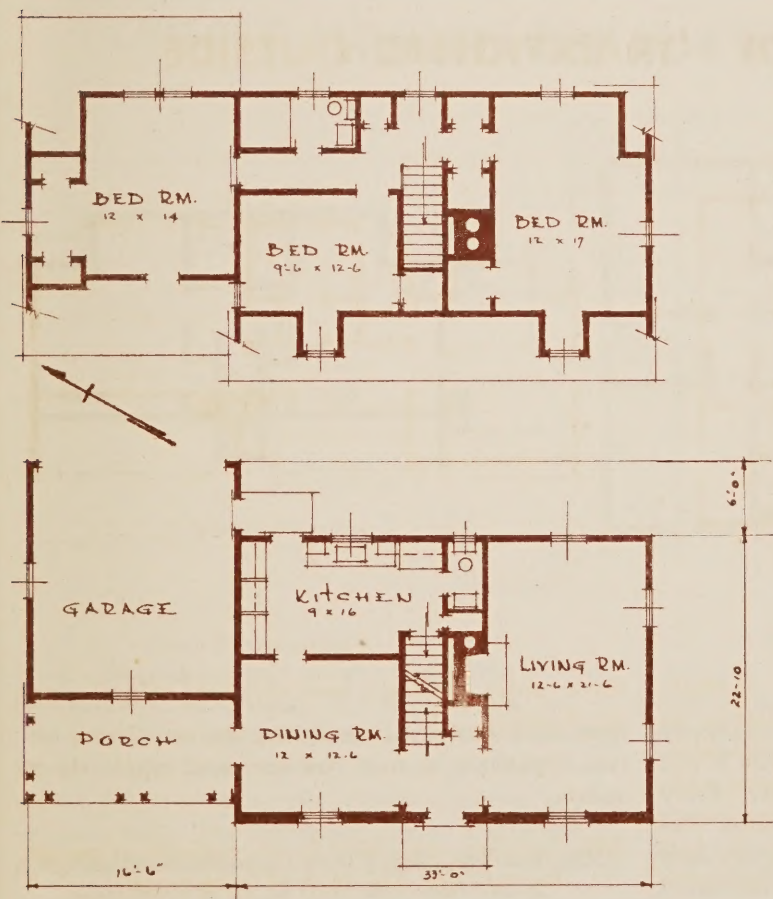
have corner windows, leaving plenty of wall space for furniture.

SIZE: First Floor area, 1037 Sq. Ft., exclusive of garage.
Second Floor, 550 Sq. Ft. of living space.



AN ECONOMICAL PLAN WITH THREE BEDROOMS

There is space for a family of five in this simple story-and-a-half cottage with tasteful lines that cling to the ground. The front porch (with a two-car garage to the rear) provides an interesting modification of the strict Cape Cod plan so popular along the eastern seaboard. This house was featured recently in "Better Homes and Gardens."

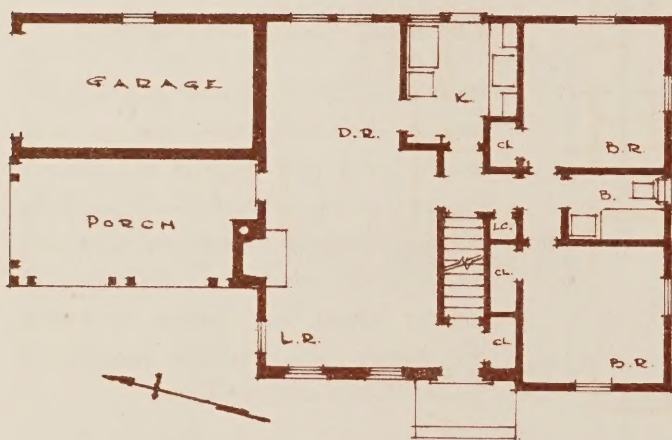


SIZE: First Floor area, 739 Sq. Ft., exclusive of garage.

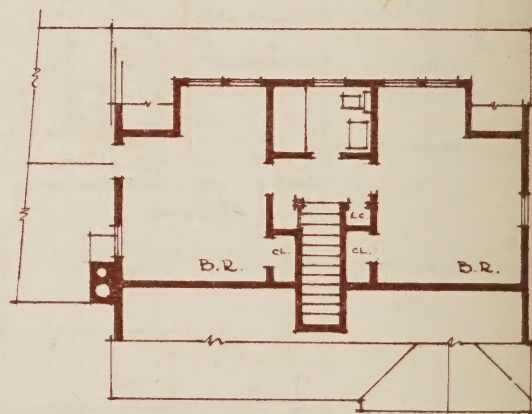
Second Floor area, 815 Sq. Ft. of living space.



DESIGNED FOR EXPANSION



FIRST FLOOR



SECOND FLOOR

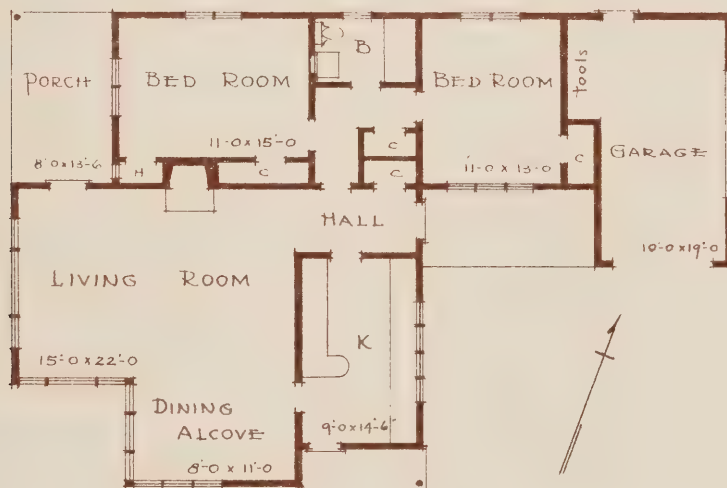
This economical cottage was designed expressly for expansion so that when finally complete it will contain four bedrooms and two baths. Every possible square foot is used for living space. The one room "living room-dining room" so often used in "modern" houses is here adapted to a traditional

type as a further space-saving device. There are two exposures to each bedroom and ample closet space.

SIZE: First Floor area, 810 Sq. Ft., exclusive of garage.
Second Floor area, 420 Sq. Ft. of living space.



CRISPLY MODERN FOR A SOUTHERN CLIMATE



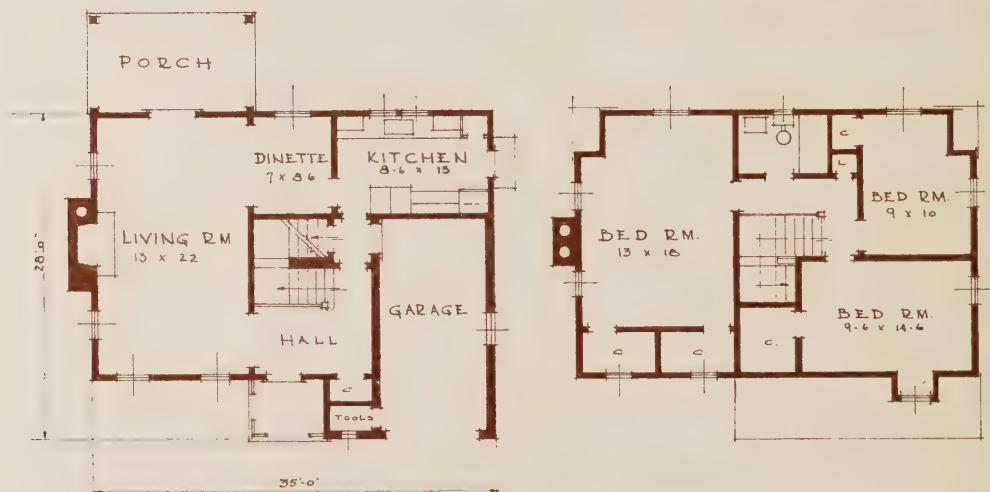
Warm, cheerful sunlight always floods this practical two-bedroom bungalow. The living room has almost two entire walls of glass, with French doors at the rear leading to a good-sized porch. Both bedrooms front on a small corridor leading to the entrance hall. The bathroom is also accessible to guests, without the necessity of passing through a

bedroom. This well-planned home also has the kitchen conveniently opening onto the front hall, as well as the dining quarters.

SIZE: Area, 1120 Sq. Ft., exclusive of garage.



SIDE HALL DOWNSTAIRS — CENTER HALL UP



This house presents an interesting combination of the two most popular hall arrangements, retaining the advantages of both. Downstairs, the kitchen opens directly into the front hall stairway and corridor leading to the front door. The center hall upstairs permits a maximum of outside window space for each bedroom.

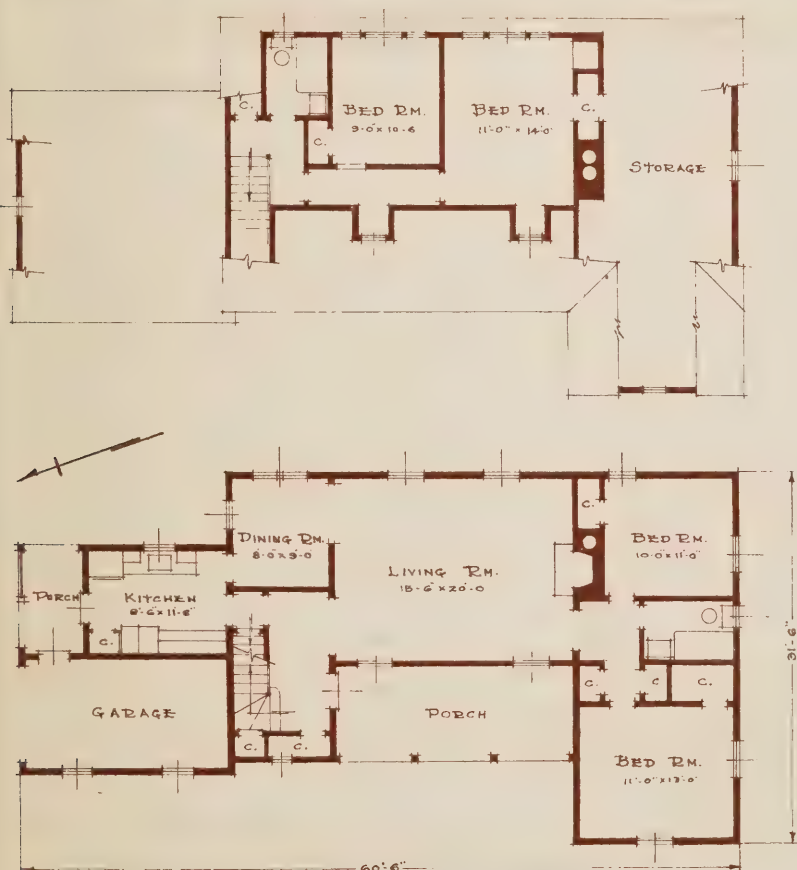
The covered downstairs entrance way affords additional protection to the hall and living room against inclement weather.

SIZE: First Floor area, 651 Sq. Ft., exclusive of garage.
Second Floor area, 795 Sq. Ft. of living space.



FOR A WIDE OR CORNER PLOT

You will like this house if you have a corner plot, or an unusually wide one such as this — which is only seventy-five feet deep. All important rooms of this low, rambling house have cross ventilation, and with it a sense of spaciousness unusual in a home so small. Plenty of storage facilities will remain in the space over the downstairs bedrooms, even should second floor bedrooms be added over those downstairs, to accommodate your growing family.



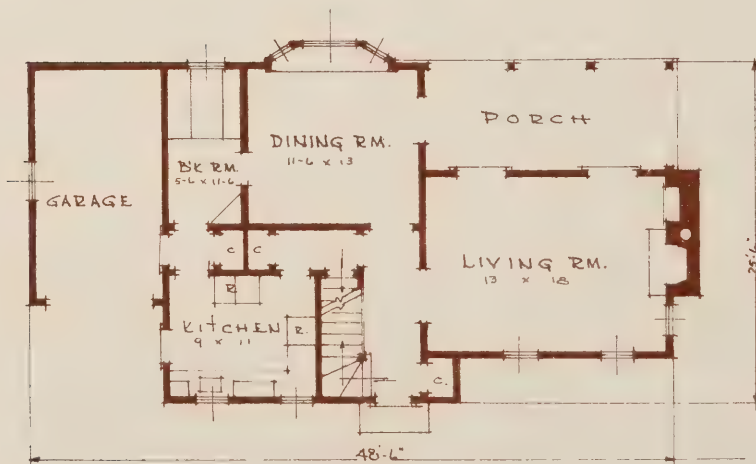
SIZE: First Floor area, 1089 Sq. Ft., exclusive of garage.

Second Floor area, 430 Sq. Ft. of living space.



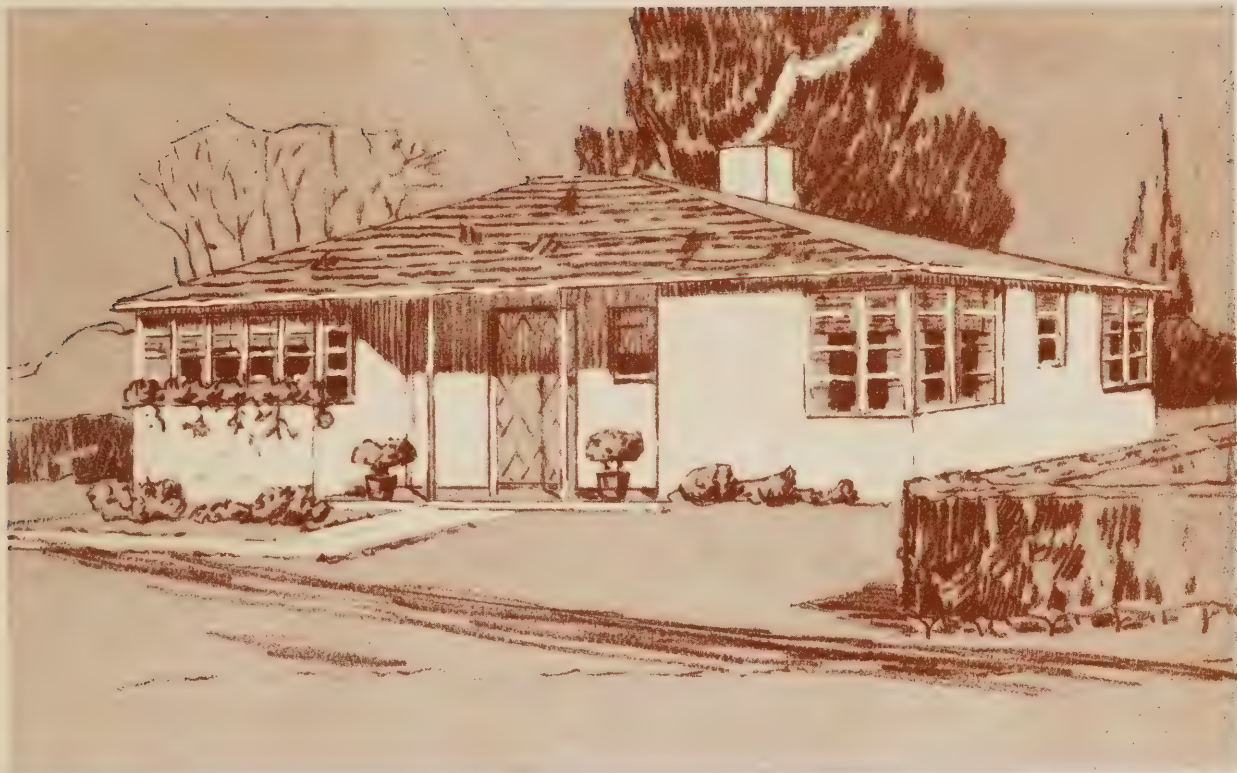
A BRIGHT, CHEERFUL HOME

The living room of this easy-to-live-in house was designed with three exposures in order to capture as much sunlight as possible. The curtained bay window of the dining room becomes a cheerful background for mealtime conversations. There is an exceptionally neat breakfast room-pantry which serves to separate the kitchen from the dining room. As for the bedrooms on the second floor, all three face the morning sunlight, making the orientation of this house complete.

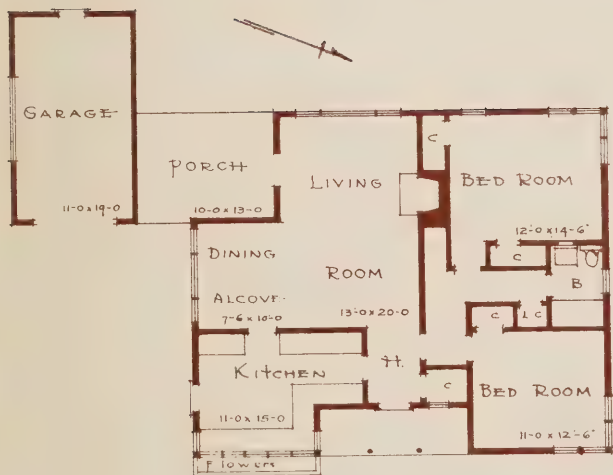


SIZE: First Floor area, 752 Sq. Ft., exclusive of garage.

Second Floor area, 684 Sq. Ft. of living space.



TWINS—AND NO MAID



The Problem: A promising young veteran with a practical wife and infant twins.

Assets: A sense of ingenuity, a 1940 Chevrolet, \$700 in the bank and a small plot in the country.

Income: Only \$45 a week.

Solution: A G.I. loan with which to build this bungalow, designed from a housewife's point of view.

Result: A sunny kitchen with attractive window boxes looking out on the front lawn where the children can play within sight.

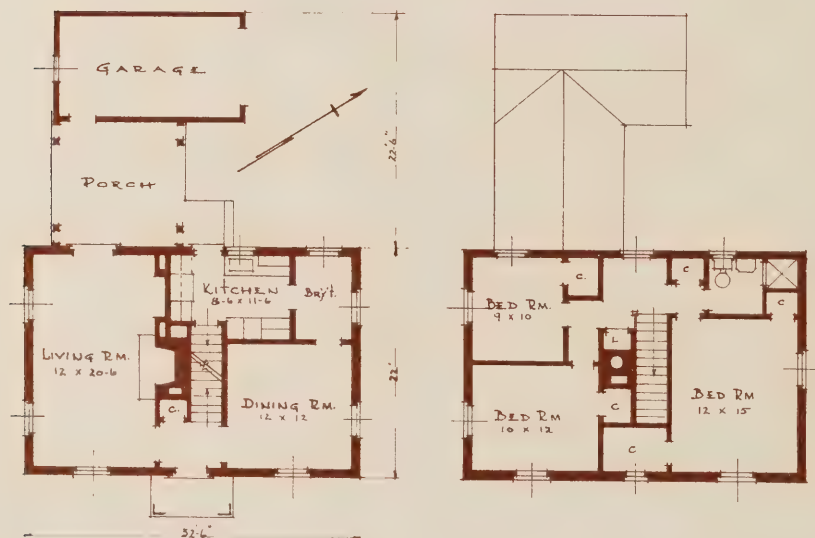
A front bedroom-playroom completely cut off from the remainder of the house, allowing nursery freedom.

A spacious modern living room-dining room conducive to entertaining.

SIZE: Area, 1130 Sq. Ft., exclusive of garage.



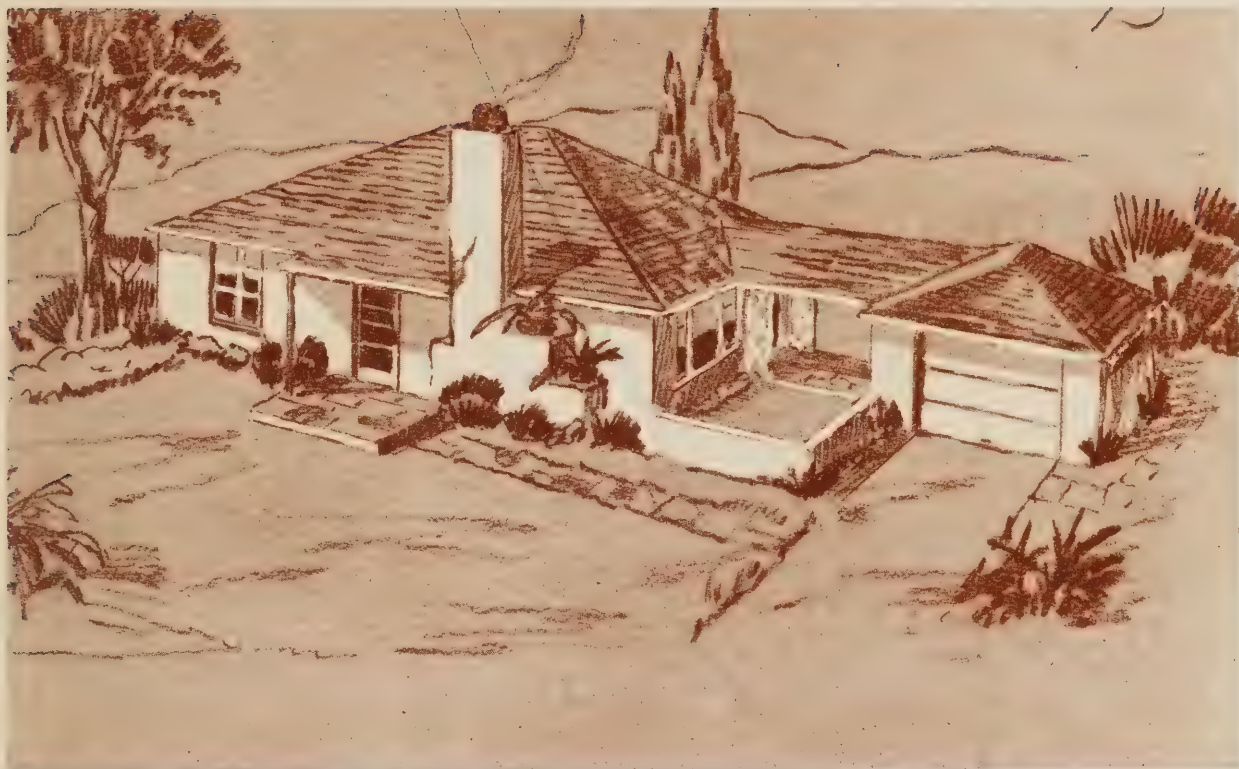
BUILT ON FORMAL LINES



Most houses built for families with incomes under \$5,000 a year have an intimate quality, derived from cottage-type architecture. Here is an example of a formal home in this price range. The porch of this house was placed at the back, in order to be conveniently accessible to the kitchen, and thus

"double" as a summer dining room. Furthermore, there is a full-size breakfast room. Upstairs, each of the three bedrooms has two exposures.

SIZE: First Floor area, 715 Sq. Ft., exclusive of garage.
Second Floor area, 715 Sq. Ft. of living space.



SOUTHWEST, BUT ADAPTABLE EVERYWHERE



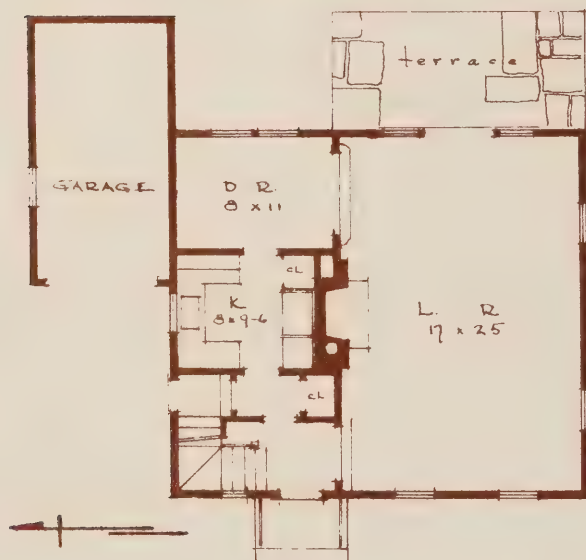
In the expansive tradition of the Southwest, the architect has integrated an attractive patio-garden with the house itself. By extending the front wall of this home and the rear roof-line, an extra outdoor room has been added. As a result, this economical house of less than 950 square feet has a sense of

spaciousness and importance not found in some much more expensive homes. This is an ingenious scheme to make a small house seem larger.

SIZE: Area, 924 Sq. Ft., exclusive of garage.



"I WANT A LARGE LIVING ROOM"



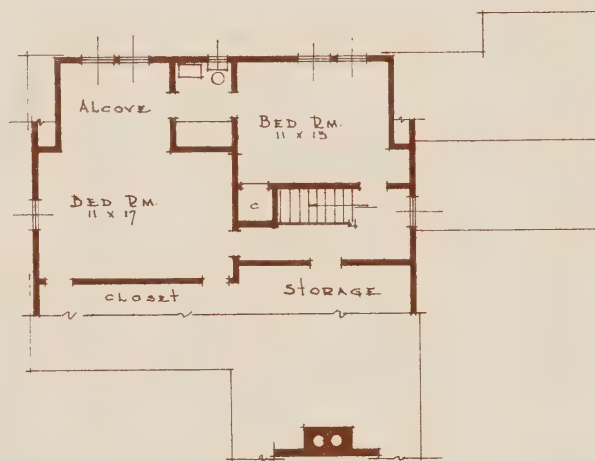
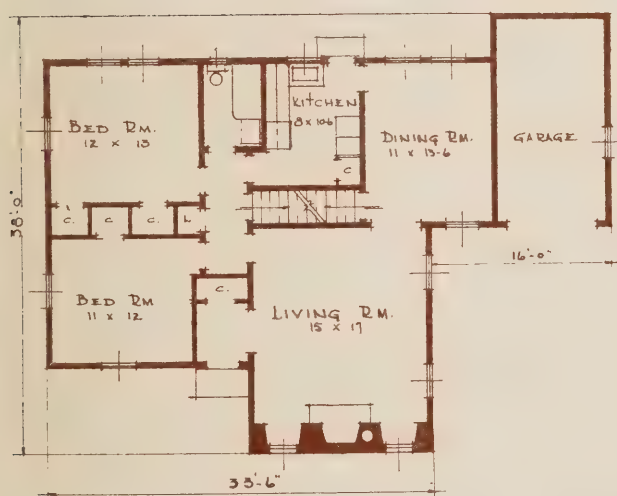
"I would like a large living room," an architect often hears as an expression of first desire. Well, here it is — a full 17 feet by 25 — as large as might be expected in a \$40,000 home. In fact, this room is almost half again as large as the remainder of the entire downstairs area. The kitchen is compact and practical, with everything within easy reach; the

dining room designed for a long, narrow table. Upstairs there are three bedrooms, with two exposures each.

SIZE: First Floor area, 714 Sq. Ft., exclusive of garage.
Second Floor area, 696 Sq. Ft. of living space.



FOUR BEDROOMS IN A COTTAGE



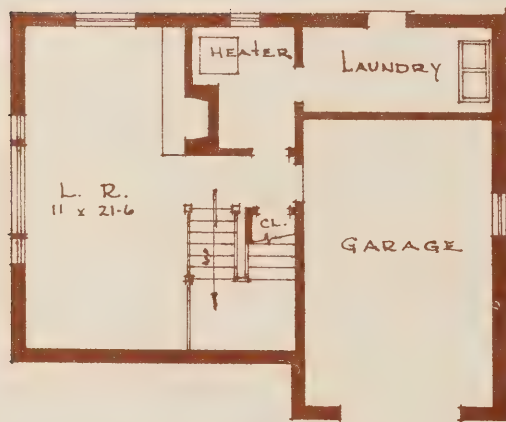
This story and a half house has the advantage of possible enlargement at minimum additional cost. The plan provides two bedrooms, but by finishing off the second floor, two more and another bath are possible without any expensive exterior change. The angle of the pitched roof assures extra storage space on the second story; and the sunny alcove to

the large upstairs bedroom is another unusual feature. If well constructed, the stone work adds interest and stability to the exterior.

SIZE: First Floor area, 1020 Sq. Ft., exclusive of garage.
Second Floor area, 600 Sq. Ft. of living space.



A HOUSE FOR DAMP GROUND



✧ FIRST FLOOR ✧

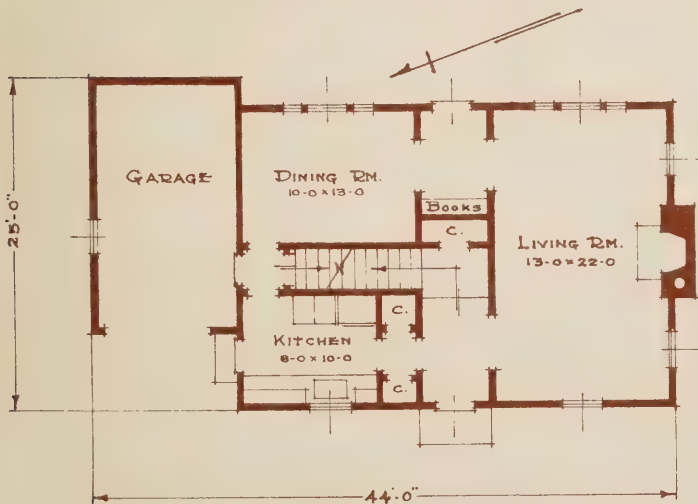
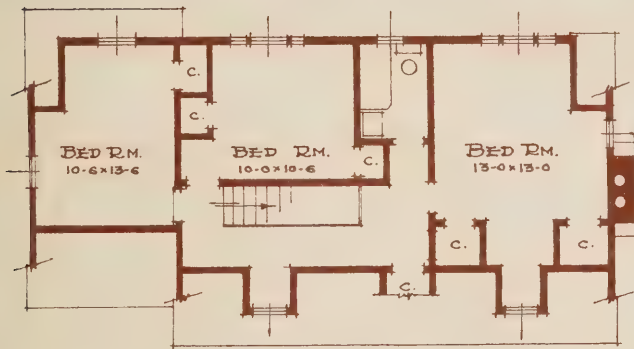


✧ SECOND FLOOR ✧

The architect has placed the necessary cellar equipment above ground instead of below the foundation. The extra space so derived in what is usually the basement floor, provides for a living room of ample size. In order to minimize the difference in floor levels, the exterior entrance lies between the two floors. Every square foot of this house is usable,

livable space. The unusual vertical lines of this "bungalow" are the result of careful planning with this special purpose in view.

SIZE: First Floor area, 368 Sq. Ft., exclusive of garage.
Second Floor area, 705 Sq. Ft. of living space.



KITCHEN FACING THE STREET

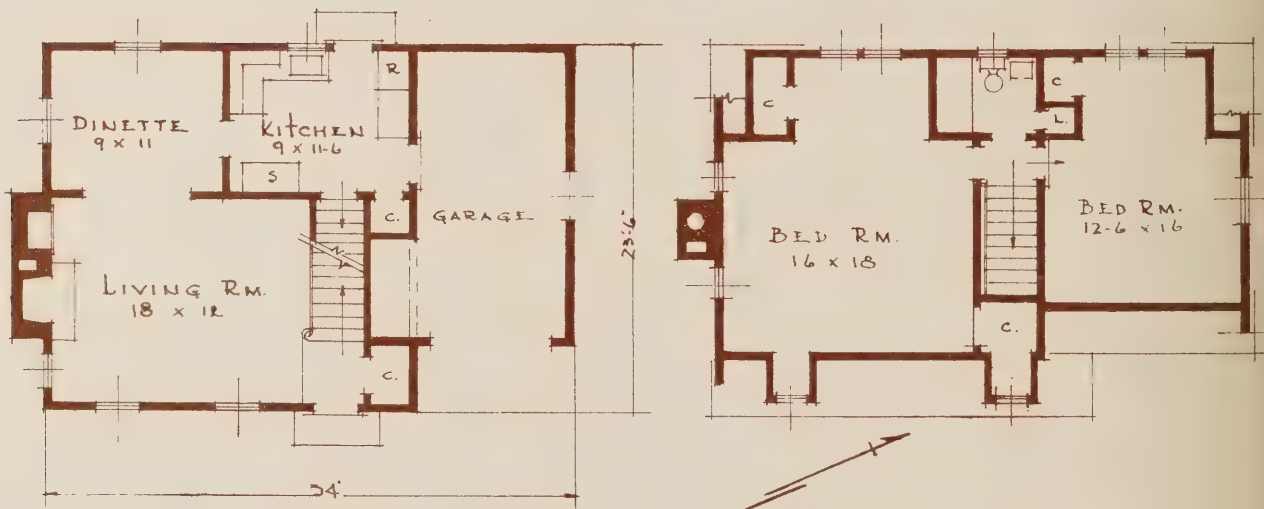
A design not too often used in small home plans is that of the front door kitchen. In this location, the kitchen is cut off from the living area of the house and yet is directly accessible to each downstairs room. This consideration is particularly valuable in a small residence, which is often built too close to the street, with its noisy activities. Here the living room fronts the quiet of the garden. In addition this house has a book room alcove between the dining and living rooms, with a door leading to a covered terrace.

SIZE: First Floor area, 759 Sq. Ft., exclusive of garage.

Second Floor area, 704 Sq. Ft. of living space.



A HOME FOR INTIMATE LIVING



This tiny clapboard cottage in the Nantucket tradition is only 34 feet wide, including the garage frontage. It was designed without one square foot of waste space so that each room could be as large as possible. The small foyer from the street lends a feeling of spaciousness to the living room, and the ascending stairway is a gracious note. Up-

stairs, there are two large bedrooms, both with dressing room bays. The master bedroom has three exposures.

SIZE: First Floor area, 564 Sq. Ft., exclusive of garage.
Second Floor area 598 Sq. Ft. of living space.



AN ELL-SHAPED HOUSE



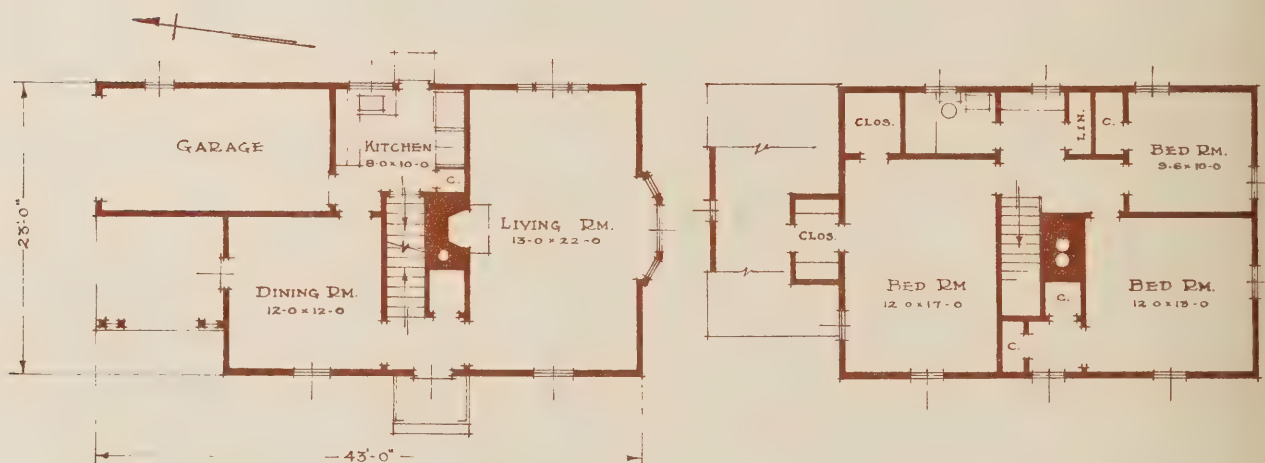
The shape of a small house is usually determined by the limiting features of its plot. Here, an irregular site was turned to the owner's advantage with this unusually interesting ell-shaped home. The open plan of this house allows every square foot to be used for living space. A circular drive down the

short expanse of sloping property adds an interesting element for landscaping.

SIZE: Floor area, 1098 Sq. Ft., exclusive of garage.



OLD-FASHIONED SPACIOUSNESS AND COMFORT



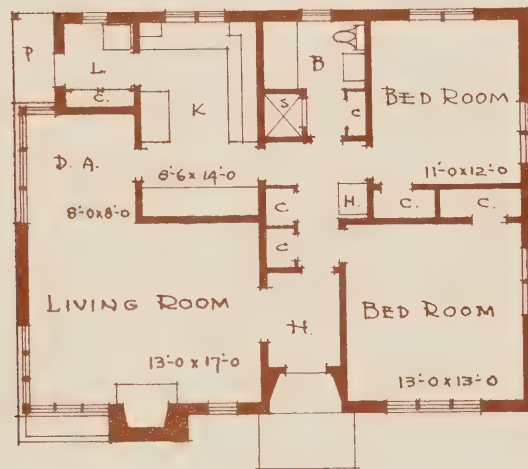
The demand of one practical housewife for more closets found its answer in this well-designed home of the center hall type. Even the smallest bedroom has adequate storage space. The master bedroom has two "closet rooms" with additional leeway available over the porch and garage. Here, in fact, is a house with the advantages of the old Victorian storage-attic; but compact, economical and built with

only two floors. The bay window in the living room opposite the fireplace adds an air of refinement to this noteworthy house.

SIZE: First Floor area, 649 Sq. Ft., exclusive of garage.
Second Floor area, 760 Sq. Ft. of living space.



A MASONRY COTTAGE



A masonry cottage of cinder or concrete block with a stucco surface sometimes endows a small house with a sense of "permanence" difficult to create with frame exteriors. This surface costs very little more than frame, and has several advantages not easily apparent—semi-fireproof construction, excellent insulation, and a great saving in exterior painting costs.

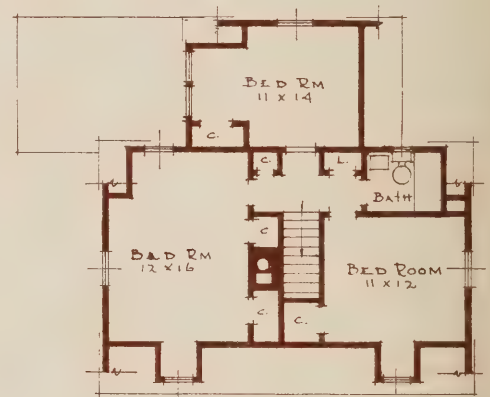
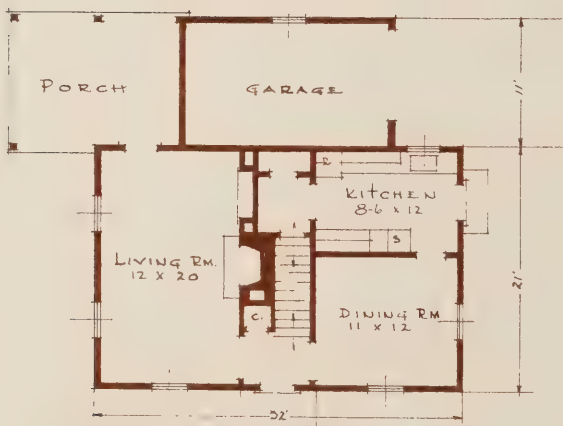
This plan bears some resemblance to several of

the prefabricated houses soon to be put on the market, in that all of the interior doors open on a "well" in the center of the house. The front hall, however, gives this bungalow enormous advantages. It makes it seem much larger: and it helps to isolate each of the four rooms to insure privacy.

SIZE: Floor area, 1036 Sq. Ft., exclusive of garage.



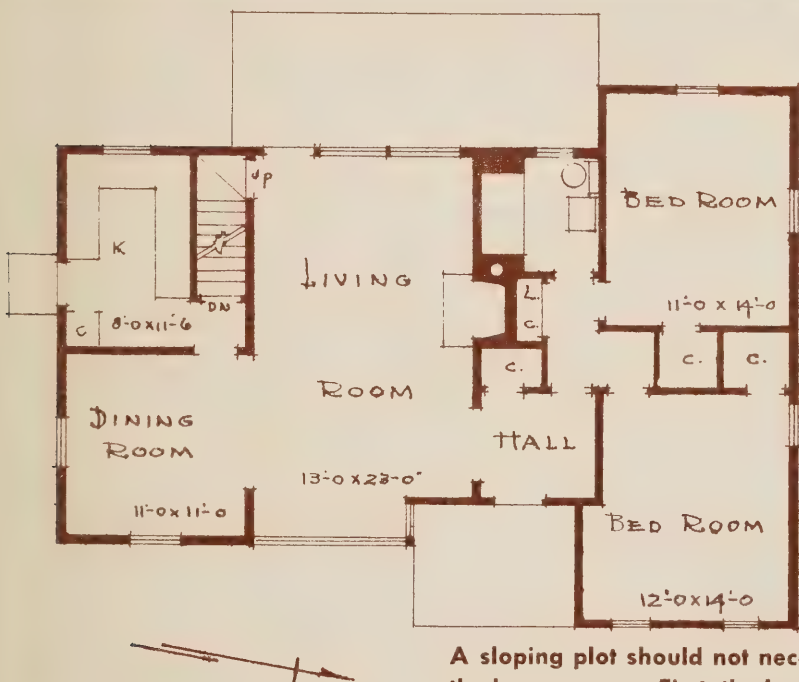
"TO CATCH EVERY BREEZE"



Cross ventilation in each room is provided by this remarkable plan. Here is a house built to catch every refreshing breath of air, in a hot and sultry climate. Because hall space was held to an absolute minimum, this house could be built more com-

pactly and economically than many others in this group; yet the size of the rooms was not sacrificed.

SIZE: First Floor area, 672 Sq. Ft., exclusive of garage. Second Floor area, 698 Sq. Ft. of living space.



A HOUSE ON A HILLSIDE

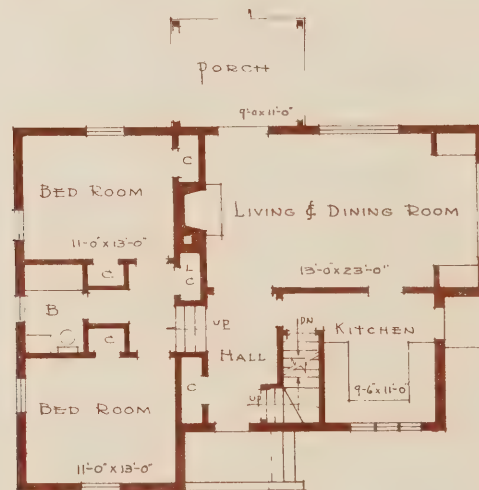
A sloping plot should not necessarily be considered undesirable by the home owner. First, the lower portion of the slope can usually be utilized by a basement-garage, effecting some saving in construction costs. Secondly, the fact that part of the basement is above ground assures the owner that there will be no expensive cellar drainage problems.

This simple two bedroom house has a living room that is cool, open and interesting.

SIZE: Floor area, 1116 Sq. Ft., exclusive of garage.



A STUCCO COTTAGE ON THREE LEVELS



The three-level plan is adaptable to a sloping lot. Ordinarily the one-story house has an exceptionally large cellar, but in this case almost half of it is used for garage.

The four steps up give the bedrooms the privacy of a two-story home, but more than two-thirds of the usual steps to the second floor are eliminated.

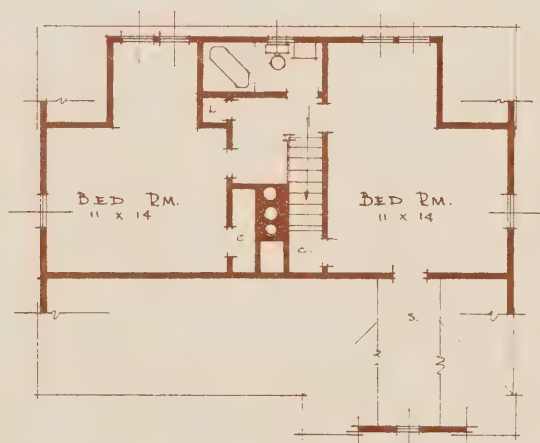
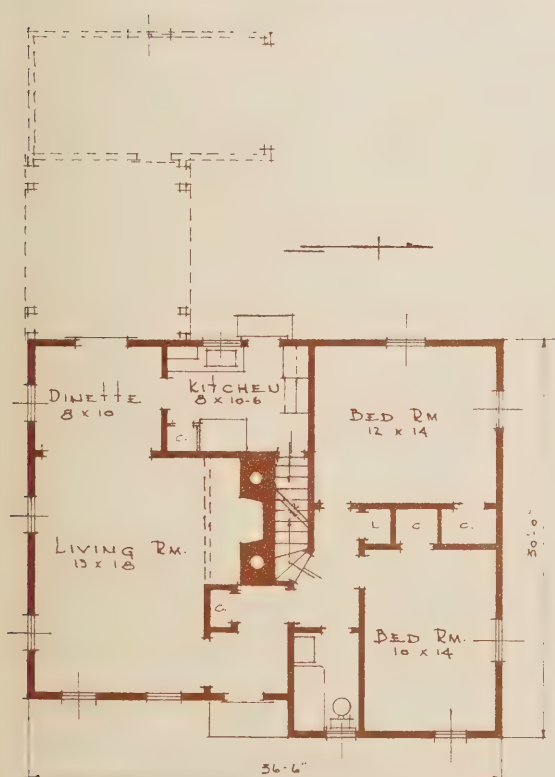
The stairs from the hall lead to an ample storage space over the living room, and down to the garage.

This is an example of a house designed to fit what otherwise might be considered an undesirable site.

SIZE: Floor area, 1062 Sq. Ft. of living space.



SUBURBAN LIVING IN A FARMHOUSE

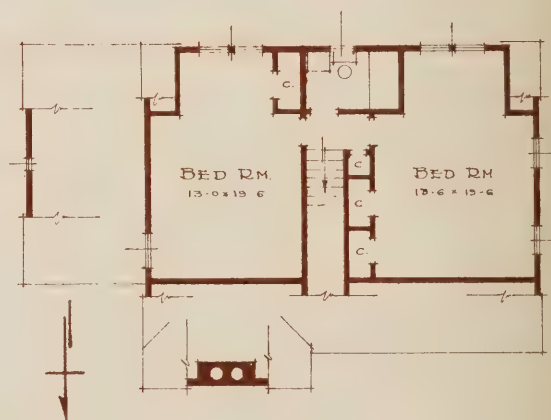
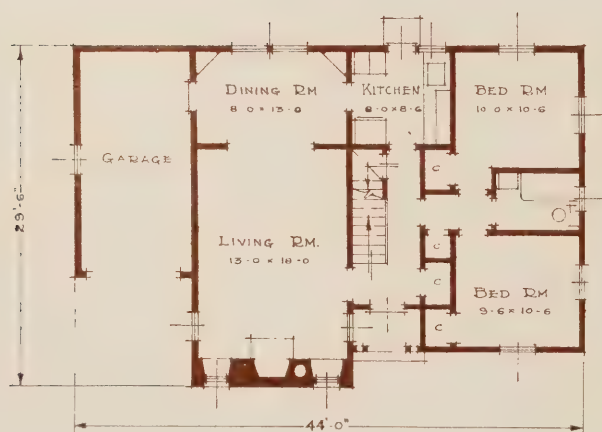


A fireplace alcove completely panelled in knotty pine is a distinctive feature of this economical four bedroom home. The farmhouse atmosphere is accentuated by a sturdy white picket fence bordering the property. Dotted lines indicate the possible location of a covered porch leading to a garage which can be erected at a later date.

SIZE: First Floor area, 1050 Sq. Ft., exclusive of garage.
Second Floor area, 640 Sq. Ft. of living space.



A FIREPLACE FLANKED BY BOOKCASES



The living and dining room may be considered as one in this house. In fact, if modern principles were conceded, the dividing partition would be entirely omitted — and the room considered to have a living-dining area.

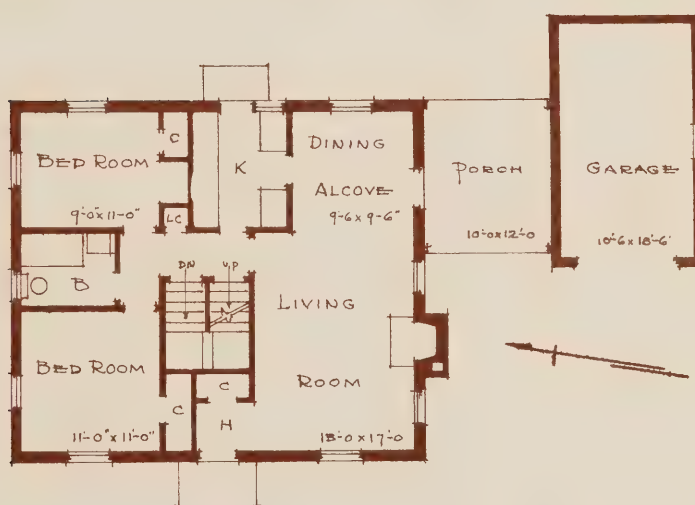
The fireplace flanked by splayed window jambs, with bookshelves below, is an attractive feature.

If the lot is sufficiently wide, a porch might be introduced between the living room and garage, thus providing more light and air to the room.

SIZE: First Floor area, 922 Sq. Ft., exclusive of garage.



AN INFORMAL COTTAGE



This little house is designed to be constructed of cinder block, a material more readily obtainable in most communities than lumber at the present time. In most houses as small as this, the entrance is directly into the living room, but in this house a vestibule or hall with coat closet is provided. The stairs to both the second floor and the basement are

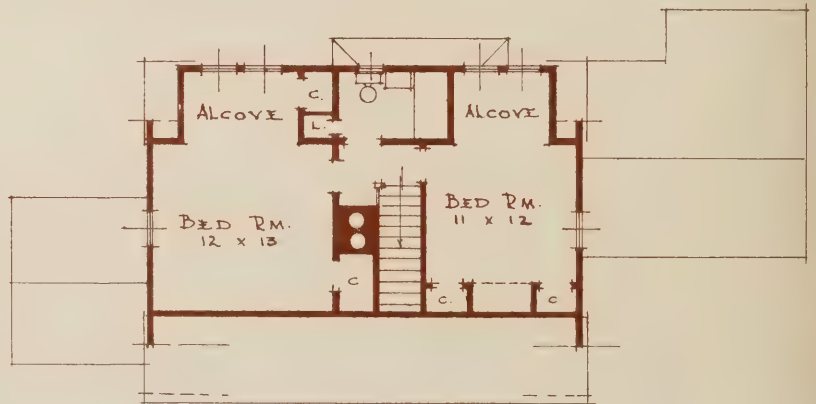
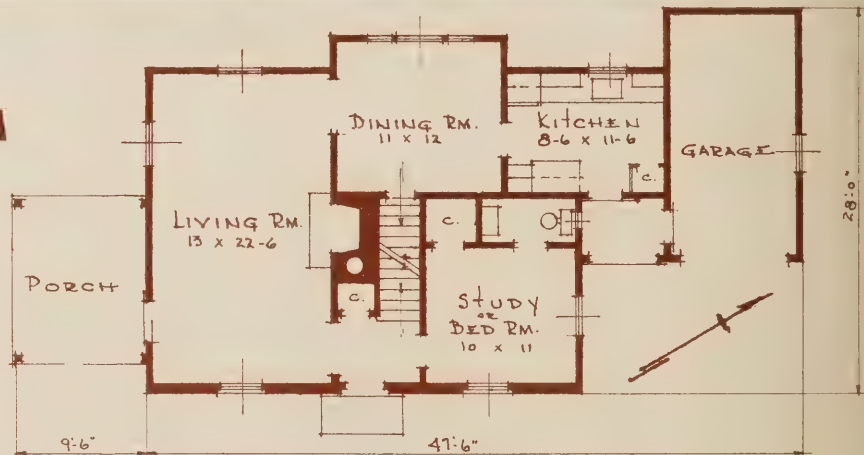
from the rear hall, directly opposite the kitchen and near the bath. Should it be desired to use the second floor as a dormitory, it will not be imperative to install a second bath.

SIZE: 924 Sq. Ft., exclusive of garage.



COTTAGE WITH BEDROOM ALCOVES

This attractive little house has a study (or first floor sleeping room) as well as two bedrooms with luxury-type dressing room-alcoves on the second floor. The dining room, to the rear of the house, fronts the formal garden.



SIZE: First Floor area, 848 Sq. Ft.,
exclusive of garage.

Second Floor area, 556
Sq. Ft. of living space.

PROFESSIONAL SERVICES ADVISABLE

When you walk into an automobile showroom to buy a car, you are going to purchase a standardized product — one that has been duplicated many times, and proven satisfactory. Your judgment is influenced by the knowledge that several thousand other people have bought exactly the same car, and have been satisfied with it.

But the purchase of a house is, 9 times out of 10, the most expensive investment you will ever make; and a unique model: it has not been tested and it has not been mass produced. For this reason it is advisable to take advantage of professional services.

The Realtor

So you are going to build a house. Where will you find your property? A real estate broker, or realtor, in the location you have picked, will have a list of all available sites, with prices. When you have selected one he will advise you as to restrictions and zoning regulations. He will help you appraise the future value of your property: in a growing community your home may easily realize a handsome profit; in a declining community you will suffer a loss. It will pay you to seek advice.

The Architect

But, before you close the deal, consult the architect who is going to assist you. He may warn you about unforeseen difficulties during the excavation — water or rock. He can tell whether or not you will be confronted with an expensive grading problem; whether the site is suitable for the type of house you wish to build. Your architect will be much more than a mere designer: he is your administrator, and will keep your expenses low. After he has made the working drawings, and detailed specifications, he will obtain bids for the construction of the house, to be submitted to you. He knows the local contractors, and sub-contractors, who will do the work; and he will decide who will be awarded the contract. His experience can show you why the lowest bid may not advisedly be the best selection. "You get what you pay for" is equally true when you buy a house.

Your contracts will be drawn, and when necessary for protection against mechanics' liens, recorded

by the architect. He will supervise the construction work, and authorize payments as the work progresses, in amounts stipulated in your contract.

Furthermore, should you want to buy a house already built, your architect can be of invaluable service to you by making an inspection of the construction. He can find out about parts that are concealed by the exterior finish. He will know where to look and what to look for that will reveal careless workmanship. The small cost for such professional advice may save you hundreds of dollars in maintenance.

Selecting Materials and Equipment

You are undoubtedly a good judge of the car you wish to drive; but are you sure just what heating unit is most appropriate for your home? What is the best type of insulation, windows, doors, hardware, linoleum, tile, plumbing fixtures, hot water heater, etc.? Your architect will be prepared to advise you on the relative merits of this equipment. He knows which have been successfully tested and tried.

Design and Construction

Besides being your administrator and advisor your architect is responsible for the plan and construction of your home. Design is a somewhat intangible factor, and construction will tell in the course of time. Obsolescence of plan and deterioration of structure are major factors in diminishing the value of your home as an investment. Your architect will create for you a design that may well be ten years ahead of contemporary work built without professional assistance. He will see that the most modern methods are applied to all construction and that the best materials are selected. A house built thus will relieve the owner of the worries of expensive maintenance. Your home will keep its value, and should necessity arise to dispose of the property, it will find the most ready market.

A professional man, the architect has no interest in the building contract, or any profit in the transaction. His sole remuneration is a professional fee for his services rendered in applying his knowledge of design and construction to your best interests.

Let's Design a Small House

The plan of the home that you contemplate building or buying will affect every moment of your life while you live in it. It will dictate whether you will have to take one or one hundred steps to answer the front doorbell — how often you will have to go up and downstairs. It will flood your living room with sunlight or deny you that pleasure. In short, if the plan of your home is designed to suit your needs and desires, it will add immeasurably to the enjoyment of your everyday life. If improperly designed, it can make living in it a constant drudgery.

Cost and Your Requirements

Let us design a small house right now. By doing this, some of the do's and don't's can be pointed out as the plan progresses. We will assume that you have selected your property and that your requirements and your pocketbook will both be satisfied by a five-room house — a living and dining room, a bedroom and another room that can be used either as bedroom or study, one bath, a kitchen and a garage.

The Site

Knowing your requirements and the amount of money you wish to pay for your house, the next step is to visit the site — the location where the building is to be constructed. Consideration of the peculiarities of the land and the orientation of the building are important factors, just as important as the number of rooms, the arrangement of the rooms and the final cost.

The site you have chosen has some advantages and some disadvantages. It is a southwest corner.

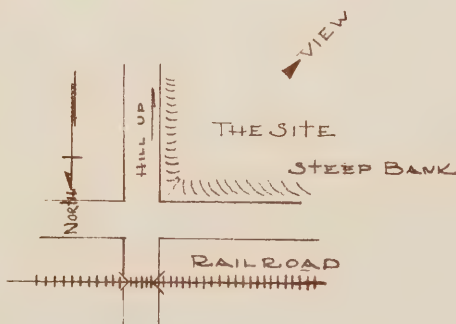


FIGURE A

Across the street on the north is a railroad, obviously objectionable. Moreover, it consists of a steep bank, some ten or twelve feet above the road, but level on top. However, there is a beautiful view to the southwest. This is perhaps its greatest asset, and along with the railroad and the steep bank, will play an important part in determining the final plan of your home (Figure A).

You undoubtedly have some preconceived idea of what you want your house to be. Let us assume that it is a cute little Cape Cod cottage with a nice



FIGURE B

white picket fence around it. It will have two bedrooms and a bath upstairs and a living room, dining room and kitchen downstairs. Why not use it? You saw it on Cape Cod last summer, and it was just the ticket. Undoubtedly it was... on Cape Cod. But the railroad was not in front of the house on Cape Cod and the view was not southwest — in fact the kitchen in that house would be in the southwest corner of this site — hogging the view. Moreover, it was not built on a steep bank such as this site, and if it were built here, it would look like a bump on a log. The embankment obviously calls for a house with horizontal lines (Figure B).

Moreover, living on one floor simplifies housework and eliminates the necessity of a first floor lavatory.

We will decide then to make your home a low, one-story house, because both your requirements and the site indicate that that will be the best solution.

Three Basic Areas

The plan of a small house often presents quite a complex problem because within its limited space all of the various and sundry activities of a modern family must not only be enclosed and organized, but various functions segregated from others for the sake of privacy and livability.



FIGURE C

We will recognize three basic activities and divide the house into three areas — one for sleeping (washing and dressing), one for living (entertaining, loafing, etc.), and one for working (the kitchen). Diagrammatically, it might look like Figure C.

Such a diagrammatic scheme might be translated into a plan like Figure D.

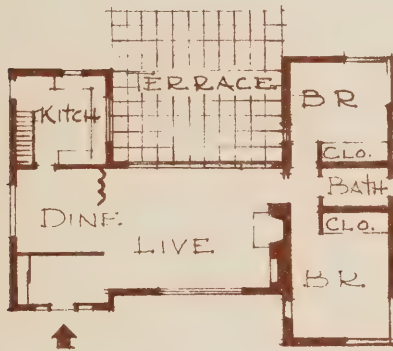


FIGURE D

Why not build this house on our site? It is low, the kitchen is in a wing by itself and the bedrooms are segregated from the rest of the house. The bedrooms have cross ventilation and the living room is open through on two exposures, north and south. The terrace is on the south side and would be well situated to enjoy the view.

Orientation

Let us visualize this house on the site and walk through it. Merely looking at it on paper is not enough. To understand a drawing you must leave the room you are sitting in, the book you are reading and, in your mind's eye, step into the house as best you can visualize it. We enter the front hall where we hang up our hats and coats and step into the spacious living room with plate glass windows in each side. As we look out the front window, we see nothing but a railroad embankment with a slow

freight chugging along. Hardly worth the cost of the glass when we consider that it is on the north side and will greatly increase our heating bills. Looking out the south window, we see the sunny terrace, but the bedroom wing projects just far enough to cut out most of the view. We want our plan to take advantage of the view and the sunshine, and at the same time shut out the railroad and the cold northern exposure. This house is not suited to this site.

Circulation

Moreover, we notice one feature about the plan, that is inconvenient in itself. The only way to get from the kitchen to the bedrooms or to the front door is through the living room. And the bedroom hall opens directly into the living room. We feel that some sort of central hall is necessary. Some space that separates the three parts of the house and at the same time connects them all. The "circulation" in this plan leaves much to be desired.

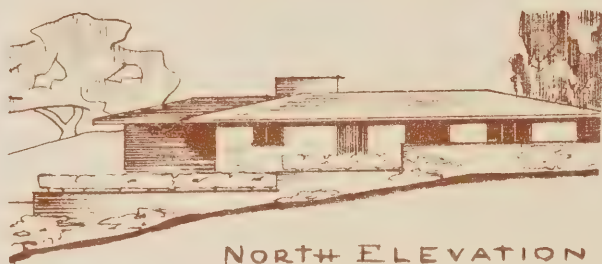
A Possible Solution

By considering the five elements already discussed: (1) cost, (2) your requirements, (3) circulation, (4) the site and (5) orientation, we might arrive at a conclusion like Figure E.

The north side of this building is completely taken up by closets, the bathroom, hall and kitchen. The railroad and northern exposure have been shut off. The south side is open to the sun and the view with large expanses of glass, permitting sunlight



FIGURE E



NORTH ELEVATION

to flood the bedroom, study and living area all day long.

The front hall is so located as to connect and separate the various areas. The stairs to the basement lead to the garage that is located under the bedroom, thanks to the sloping site.

This plan shows consideration for your needs and for the site. It is a particular building for a particular site, just as your Cape Cod cottage was a particular building for a particular site when it was built.

The Exterior

"What's it going to look like?" you ask.

In the very beginning of this discussion we considered the exterior insofar as its general proportions were related to the site. We decided a low building would be appropriate and a one-story building would not interfere with a satisfactory solution of a plan suitable to your requirements. If it had interfered, we would have given that portion of your design further consideration and our result would have been an entirely different building.

So far that is the only consideration we have given the exterior of this little cottage. This has not been an oversight. We both know that the important thing about your home is its plan — the arrangement of the interior space that you are going to live in and neither of us wants anything to interfere with a happy solution to that problem. Many architects who have spent their lives studying and practicing architecture have come to the same conclusion.

In fact, as contradictory as it may sound, the man who built that little Cape Cod cottage did just the same thing. And he did it well, but he did it two hundred years ago. Had he had the materials, the equipment, and the leisure time for enjoying life

at his disposal as we have today, he would have built a very different house. The only reason he put little panes of glass in his windows was because he could not buy larger ones. He did not use this delicate bit of detail because he thought it was cute. He undoubtedly thought they were a nuisance every time he had to wash the windows, just as they are today.

He had six-foot doors and ceilings less than seven feet in height, not because he thought they looked nice, but because his heating plant was a fireplace and there is a limit to the volume of space one fireplace will heat on a New England winter's night.

We could review the whole history of architecture and we would find that the exterior appearance of almost all styles of architecture, without exception, are basically dependent on such practical or structural limitations as mentioned above.

If you look to the past as a reference for the exterior appearance of your home, do it with an understanding insight. Do not consider it superficially. Copying past styles is appropriate for stage designers and archeologists. Studying the spirit and reasons that produced these styles is the job of the architect, and he can indeed benefit by such study.

Therefore, to answer your question, the exterior appearance of your house will be guided, if not governed, by its plan, its site, the material of which it is constructed, your desire for formal or informal character, and your architect's ability to mold these factors into a satisfactory design. This home will be yours to live in, not his. However, if he is to produce to the best of his ability, he must have as much freedom as possible. Present your requirements, but do not tie his hands with preconceived ideas of plan or style.

K. WHITNEY DALZELL, JR., Architect

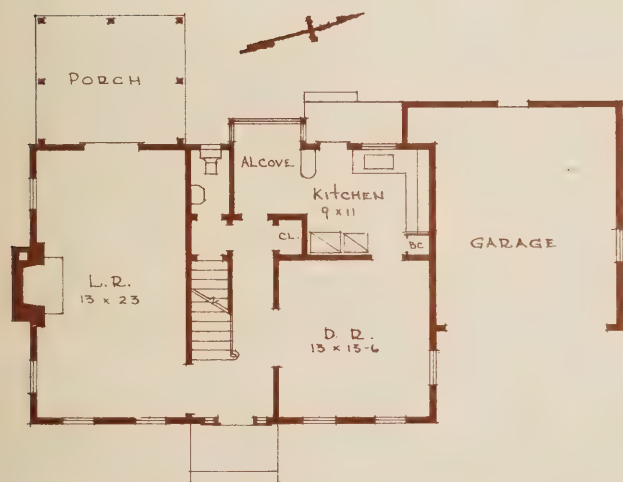


SOUTH ELEVATION

Houses for Incomes of \$5,000—\$10,000



A "DIFFERENT" CENTER HALL HOME

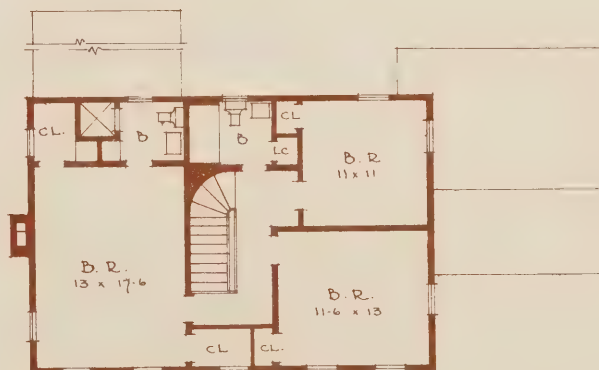


FIRST FLOOR PLAN

SIZE: First Floor area, 850 Sq. Ft., exclusive of garage.

Second Floor area, 840 Sq. Ft. of living space.

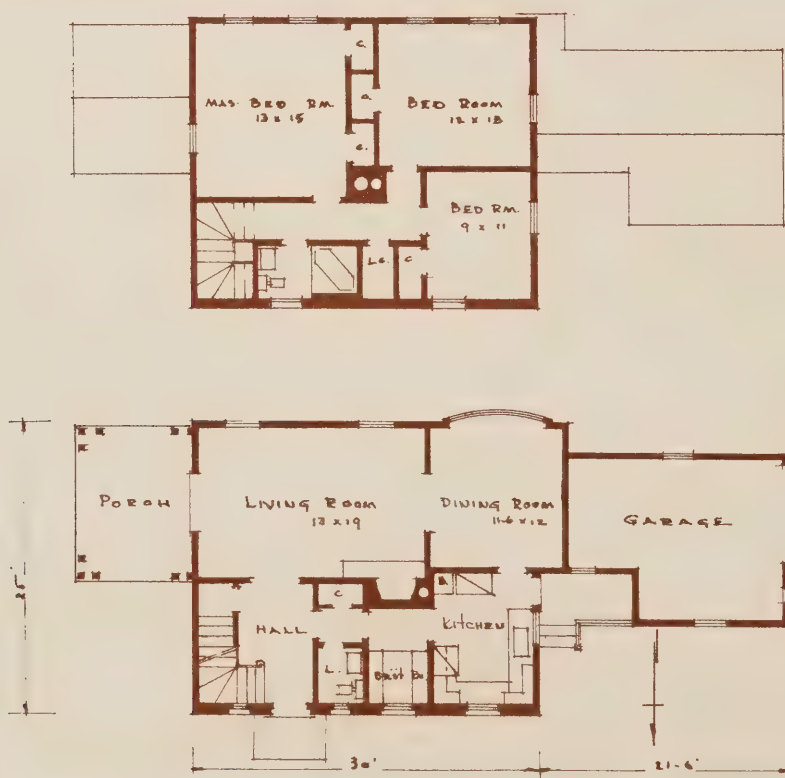
The practical center hall house, with each room accessible from the hall, can still be distinguished and individual. This home has a large alcove breakfast room with windows overlooking the garden — yet affording some privacy from the kitchen. An additional fireplace could easily be built in the master bedroom, a cheerful touch for late winter evenings.



SECOND FLOOR PLAN



UNUSUAL ROOM ARRANGEMENT ON A SLOPING PLOT



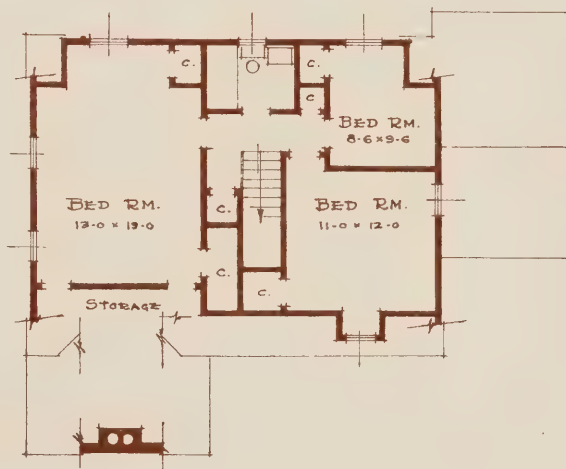
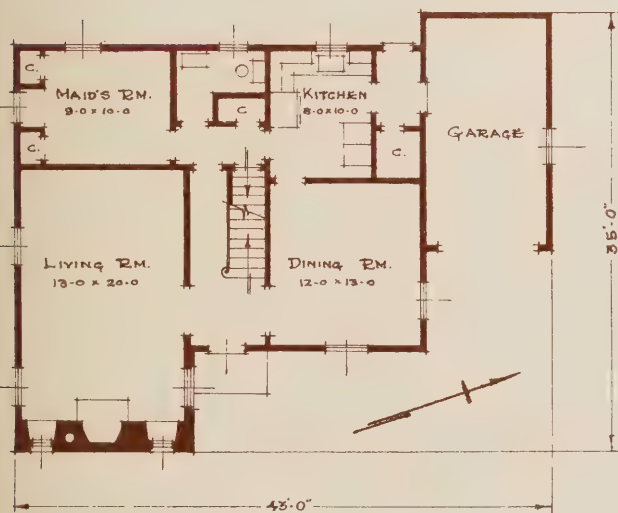
The disadvantages of an undesirable southeast corner lot with a peculiar slope were here turned into ownership assets. The living rooms face toward the south to secure full advantage of the best exposure. The dining room has a large bay window overlooking a wooded rock garden to the rear. There are five upstairs closets and unusual facilities for storage, including a practical garage-alcove for tools.

SIZE: First Floor area, 780 Sq. Ft., exclusive of garage.

Second Floor area, 750 Sq. Ft. of living space.



A HOME FOR A PARTIALLY GROWN FAMILY



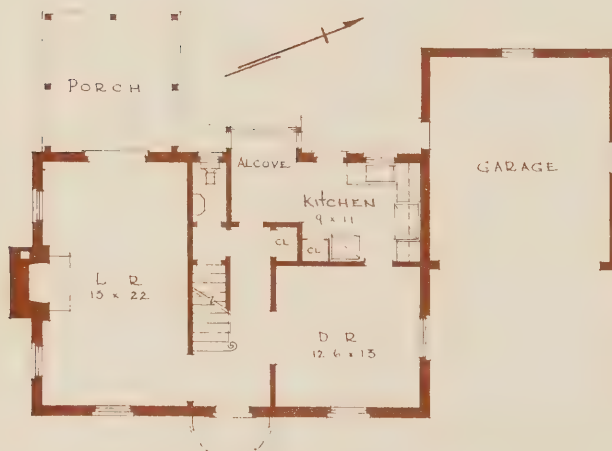
Houses with bedroom and bath on the first floor are becoming increasingly popular, for the extra space can be used either as sleeping quarters, study, maid's room, or guest room to take care of changing family conditions. This house was actually designed for a family with half-grown children. It was felt

that the downstairs bedroom would ultimately be used for a maid's room, as increasing income and a smaller family circle permitted this luxury.

SIZE: First Floor area, 988 Sq. Ft., exclusive of garage.
Second Floor area, 700 Sq. Ft. of living space.



A "SQUARE" HOME OF EXCEPTIONAL DIGNITY



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The brick quoins and the iron grill entrance with a bull's-eye window above are details which make this house different from others using the same practical though conventional plan. A spacious living room with a fireplace, and a lavatory behind the stairs, are features of the downstairs plan.

Each of the bedrooms has two exposures and there are two upstairs baths.

SIZE: First Floor area, 828 Sq. Ft., exclusive of garage.
Second Floor area, 828 Sq. Ft. of living space.

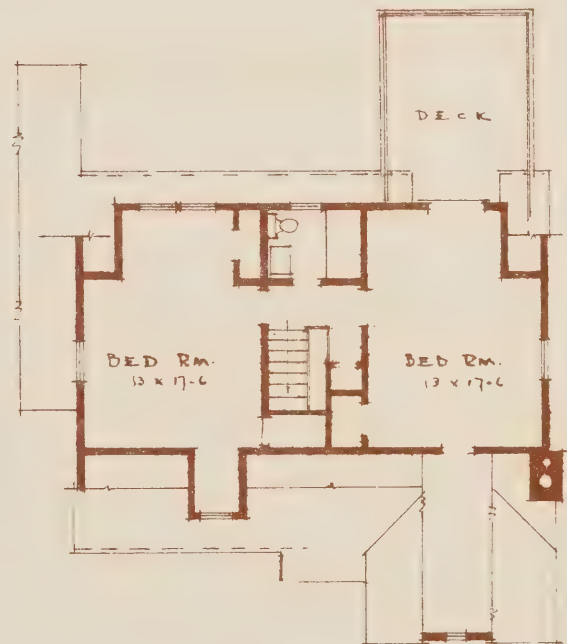


A SMALL HOME WITH A SENSE OF SPACIOUSNESS

FIRST FLOOR



SECOND FLOOR



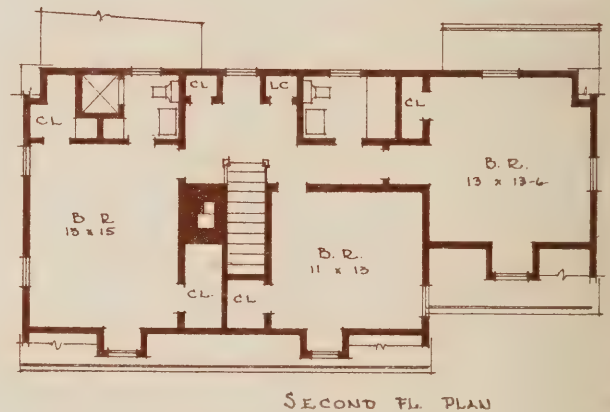
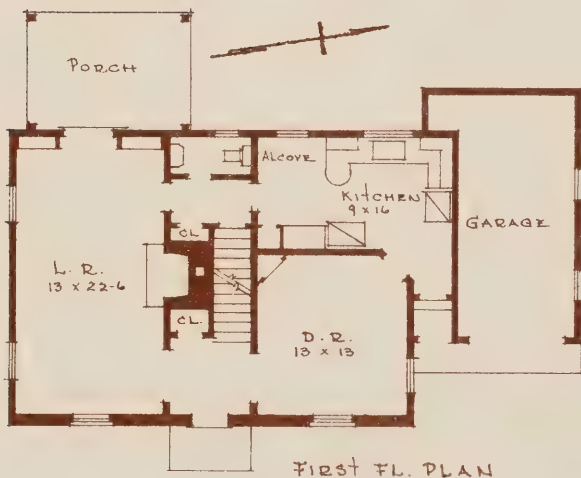
This house has two popular living-room features — a handsome fireplace and a bow window overlooking the front lawn. The downstairs bedroom, shut off from the remainder of the floor, provides desirable privacy. The kitchen has direct access to the front hall, making it unnecessary to walk through

the other rooms to answer the doorbell. The exterior is adaptable to the group architecture of almost any well-designed residential community.

SIZE: First Floor area, 1070 Sq. Ft., exclusive of garage.
Second Floor area, 630 Sq. Ft. of living space.



A STONE HOUSE WITH A GAMBREL ROOF



The gambrel roof of this well-proportioned home not only accentuates its comfortably informal lines but provides extra space for second floor bedrooms. This three bedroom house has two upstairs bathrooms and in addition, a convenient downstairs lavatory for guest use. An interesting feature is

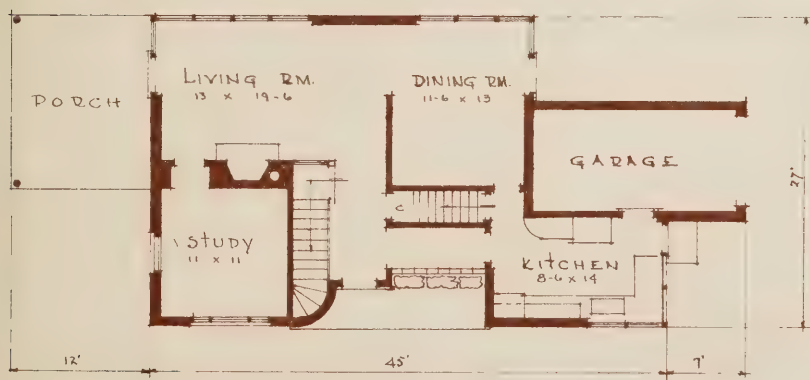
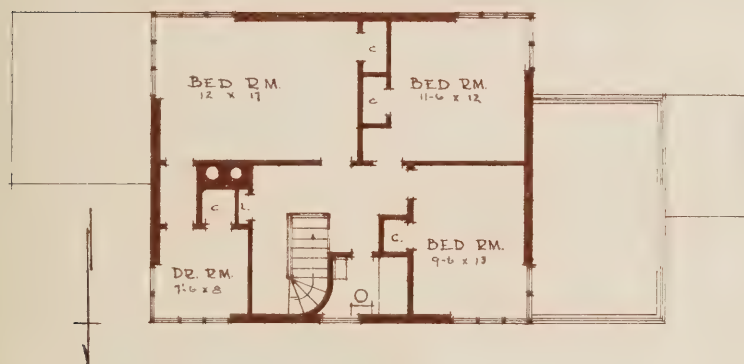
the front kitchen entrance adjacent to the garage which leaves the rear plot free for garden and recreational development.

SIZE: First Floor area, 831 Sq. Ft., exclusive of garage.
Second Floor, 929 Sq. Ft. of living space.



MODERN HOUSE FOR A YOUNG FAMILY

The proximity of the kitchen to the front door saves many steps. The dressing room off the master bedroom is a luxury in this size home, and would serve as an extra sleeping room for a baby or sick child who cannot be left alone during the night. Sunlight and glass feature the open plan arrangement of this modern home.

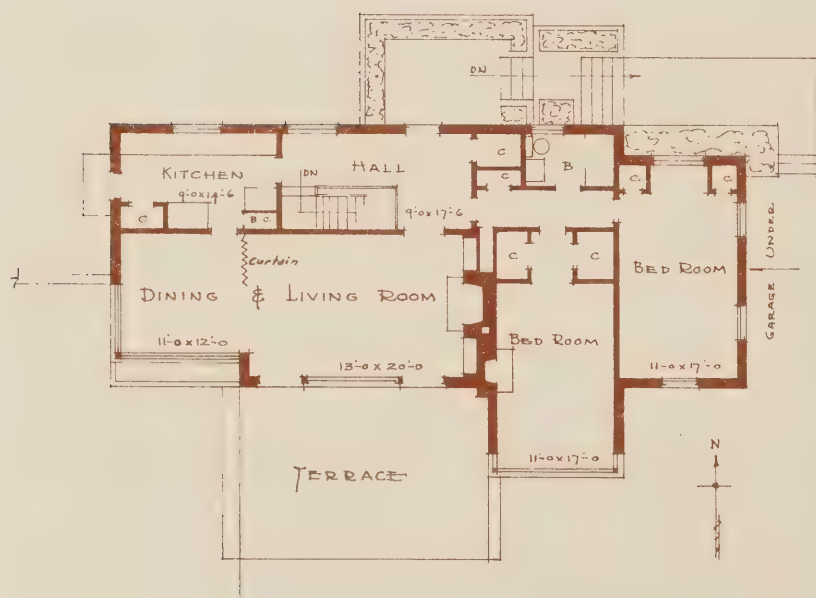


SIZE: First Floor area, 933 Sq. Ft.,
exclusive of garage.

Second Floor area, 891
Sq. Ft. of living space.



AN ARCHITECT'S OWN HOME



What kind of a house would a young architect plan for himself? Here is an example. The modern tendency to open the plan to the exterior is here accomplished with due consideration for orientation. The north wall, exposed to the cold, has few windows; while the southern exposure is opened with large glass areas. The overhanging roof protects the interior from the heat of the summer sun, but the lower angle of the winter sun floods the living room with light and warmth — a favorable factor in heating costs.

K. WHITNEY DALZELL, JR.
Architect

SIZE: Floor area, 1512 Sq. Ft. of living space.



FEATURES OF A PENNSYLVANIA FARMHOUSE



Some of the character of the Pennsylvania stone farmhouse has been incorporated in the design of this house of stone and shingles. The room sizes, reduced to a minimum for a dwelling of this character, could be enlarged by adding a foot or two in length and depth; of course at increased cost of the entire home.

The house is 49 ft. across the front, and should have at least a 70 ft. plot. If placed endwise on the lot, with chimney toward the street, 50 to 60 ft. would be possible.

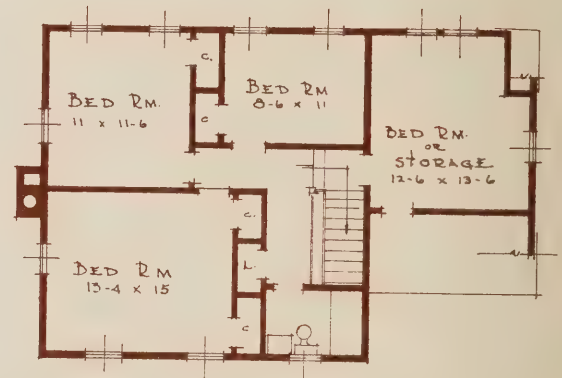
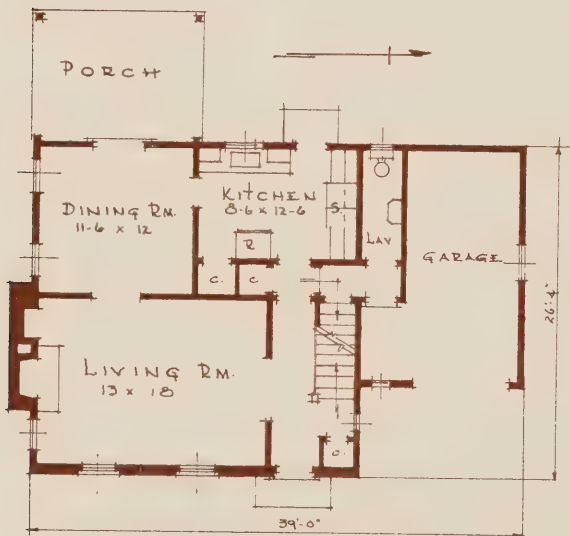
The breakfast room is a convenient feature, and has several uses: a place to give children their lunches; a study for them in the evening, if the living room is in use; or a card or game room for adults. A small bar backing up to the kitchen cabinets would be a possibility, and a convenience when entertaining.

SIZE: First Floor area, 774 Sq. Ft., exclusive of garage.

Second Floor area, 997 Sq. Ft. of living space.



SPACE FOR AN EXTRA ROOM ABOVE THE GARAGE



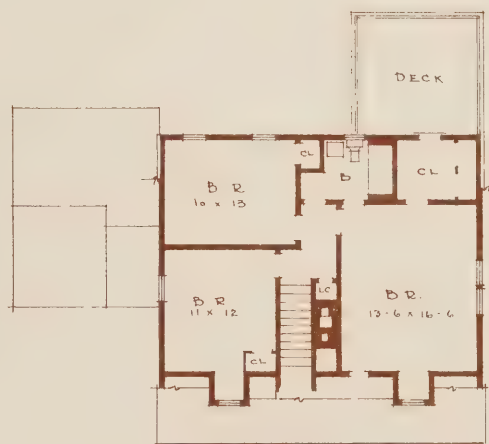
By using the side hall plan in a house designed with adjacent garage, the area above can either be utilized for storage or finished off as an extra bedroom. A large dining room porch and terrace further increase the spaciousness of this house. The verti-

cal framework on the second floor exterior adds visual interest.

SIZE: First Floor area, 712 Sq. Ft., exclusive of garage;
Second Floor area, 845 Sq. Ft. of living space.



A HOUSE FOR A FAMILY WITH IN-LAWS



In this simple, livable cottage, there are five bedrooms — all of fair size. In addition, the master sleeping room has a dressing room with convenient access to the sun deck. The flexibility of this plan is its outstanding feature. The two downstairs bedrooms can be used as such or alternatively as a maid's room and a study. The rooms could also be used as an independent downstairs suite of bed-

room, bath and sitting room for an elderly person who is a member of the family and yet feels it desirable to remain somewhat apart.

SIZE: First Floor area, 1070 Sq. Ft., exclusive of garage.
Second Floor area, 768 Sq. Ft. of living space.



HIDDEN SUN DECK AND PICTURE WINDOW



FIRST FLOOR



SECOND FLOOR

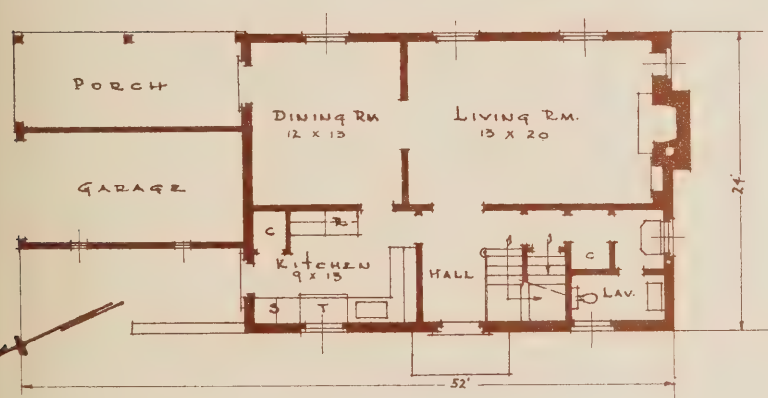
Compact design and a low sweeping roof line make this home appear smaller than it really is. This house was designed for rear southern exposure. Huge window boxes were placed both outside and inside the large plate glass picture window in the living room to integrate outdoor and indoor living.

The library, with its private lavatory, can serve as a guest room.

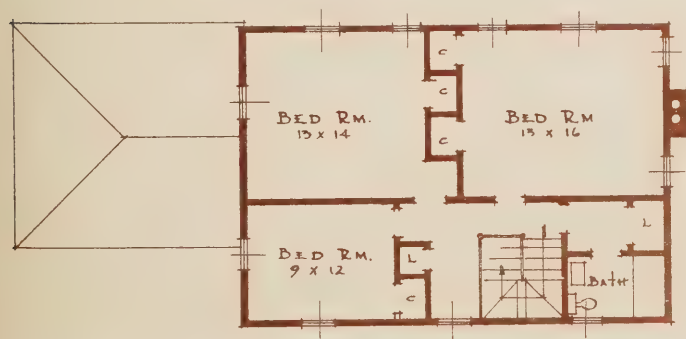
SIZE: First Floor area, 932 Sq. Ft., exclusive of garage.
Second Floor area, 770 Sq. Ft. of living space.



A SMALL HOUSE OF GREAT CHARM



This plan is extremely livable with the kitchen adjacent to both back and front doors. The lavatory and powder-room are neatly situated. The spacious living room windows open on a terrace and formal garden in the rear. The small screened-in porch, with its eastern exposure, makes a refreshing breakfast spot for summer time.

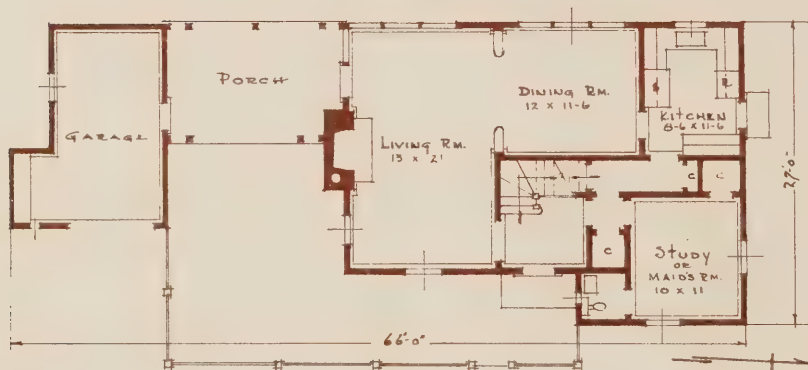


SIZE: First Floor area, 840 Sq. Ft., exclusive of garage.

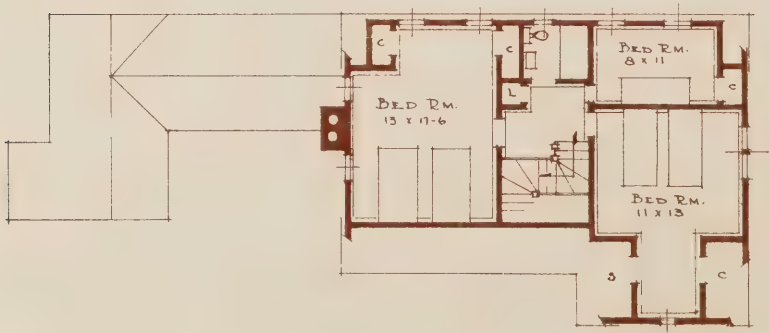
Second Floor, 840 Sq. Ft. of living space.



A TERRACE BORDERED BY A PICKET FENCE



The large L-shaped area of this living room-dining room was designed for a family who love to entertain. The huge fireplace increases the enjoyment of winter evenings at home. The front terrace, enclosed by a picket fence set back from the street, and in addition a sheltered porch, encourage summer gatherings.



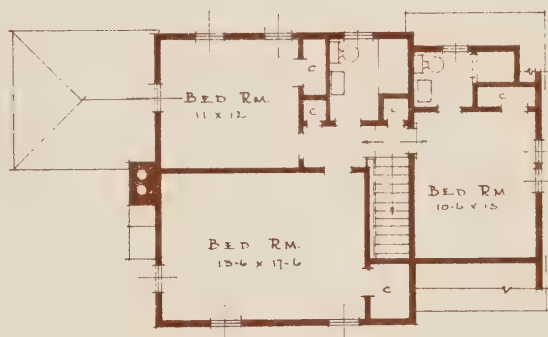
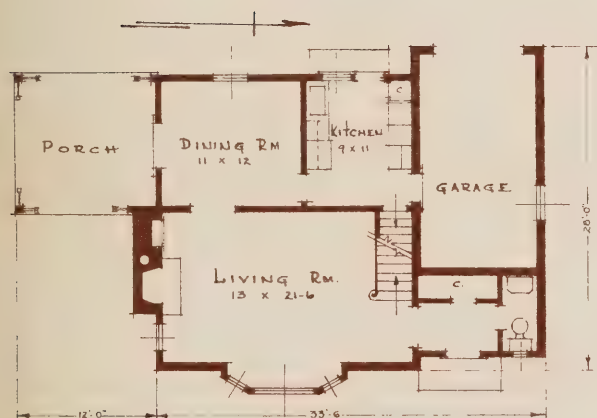
Upstairs there are three bedrooms — sleeping quarters for five persons; and exceptionally fine closet and storage facilities.

SIZE: First Floor area, 837 Sq. Ft., exclusive of garage.

Second Floor area, 718 Sq. Ft. of living space.



A LIVING ROOM WITH A BAY WINDOW



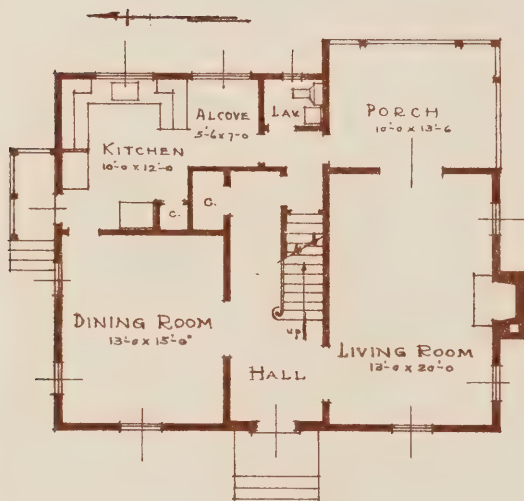
The distinguished bay window lends character to the interior of this house, as well as charm to the exterior. This is a comfortable house, with two bathrooms for the three upstairs bedrooms. In addition there is an extra lavatory-powder room

and coat closet off the entrance foyer downstairs.

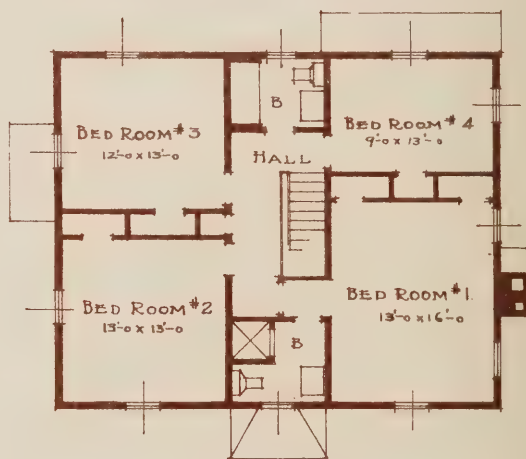
SIZE: First Floor area, 652 Sq. Ft., exclusive of garage.
Second Floor area, 773 Sq. Ft. of living space.



"MOST HOUSE FOR THE MONEY"



FIRST FLOOR PLAN



SECOND FLOOR PLAN

A sloping plot permitted the garage of this four bedroom home to be integrated as a part of the basement, thus effecting some saving. The open porch overlooking a ravine gives this conventional house a distinctive character. Here is a basic small house with the conveniences and advantages of

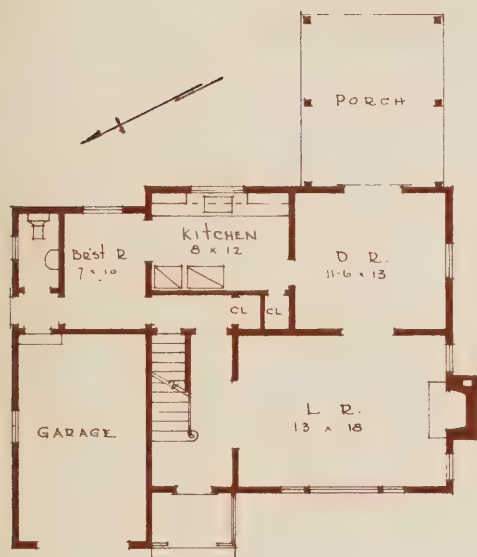
many larger establishments: four bedrooms, two baths, and a downstairs lavatory.

SIZE: First Floor area, 882 Sq. Ft.

Second Floor area, 980 Sq. Ft. of living space.



PRIVACY FOR PARENTS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

This side hall plan provides easy direct access from kitchen to front hall and doorway, an important advantage in home planning. Here, a front garage has been placed next to the hall as an integral part of the house, with an upstairs bedroom directly above. A large breakfast room alcove downstairs and a lavatory are conveniently located for children

— away from the living room where parents may be entertaining. The sun deck over the porch is a desirable feature.

SIZE: First Floor area, 834 Sq. Ft., exclusive of garage.
Second Floor area, 882 Sq. Ft. of living space.



A BRICK COTTAGE



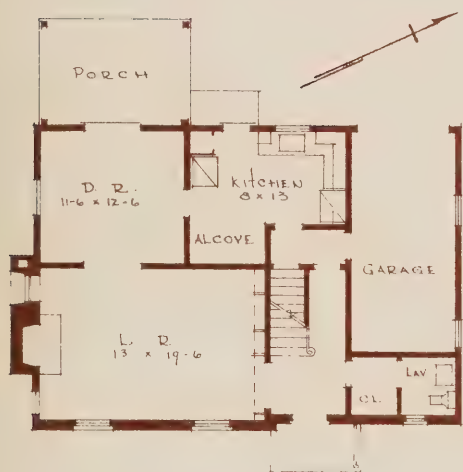
The weathered appearance of this sturdy brick house gives it an air of stability and security. A steep roof pitch and an interesting panelled door recall similar homes in some parts of England. But the house has more than mere exterior finish. The accessibility of the kitchen to the front door, the extra downstairs bedroom and back hall bathroom, and the size of the two upstairs sleeping rooms are all

features which any home owner would want. Here is a sensible house designed with feeling and good taste for a family who appreciates the best in life.

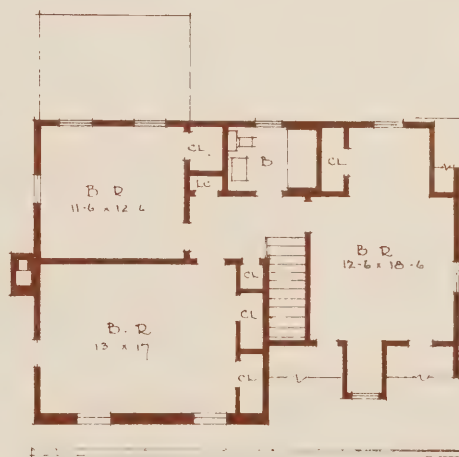
*SIZE: First Floor area, 881 Sq. Ft., exclusive of garage.
Second Floor area, 560 Sq. Ft. of living space.*



STORAGE SPACE A-PLENTY



FIRST FLOOR PLAN



SECOND FLOOR PLAN

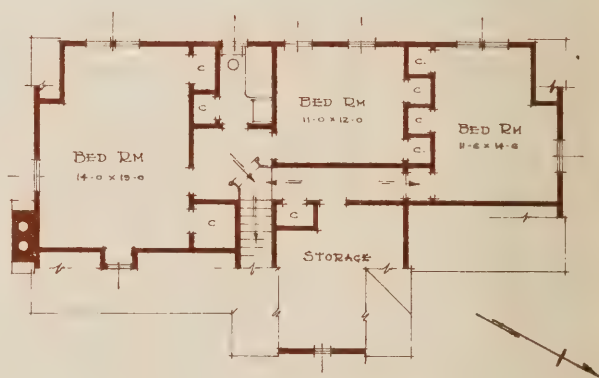
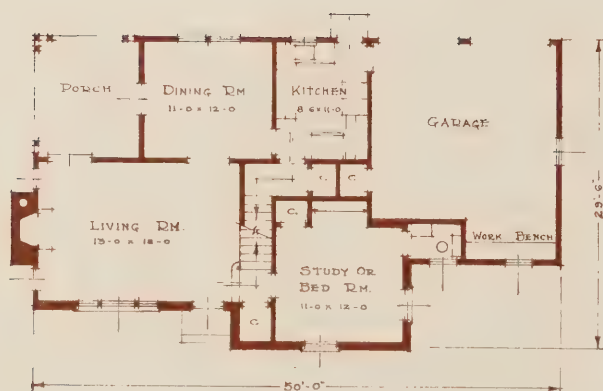
This compact cottage is a practical home containing a garage integrated with the body of the house. When more space is needed the garage can be made over into a bedroom and bath, and the porch on the other side can be extended to form a breezeway connecting with a new garage in the rear. For the

three bedrooms on the second floor there are in all six closets.

SIZE: First Floor, 788 Sq. Ft., exclusive of garage.
Second Floor, 869 Sq. Ft. of living space.



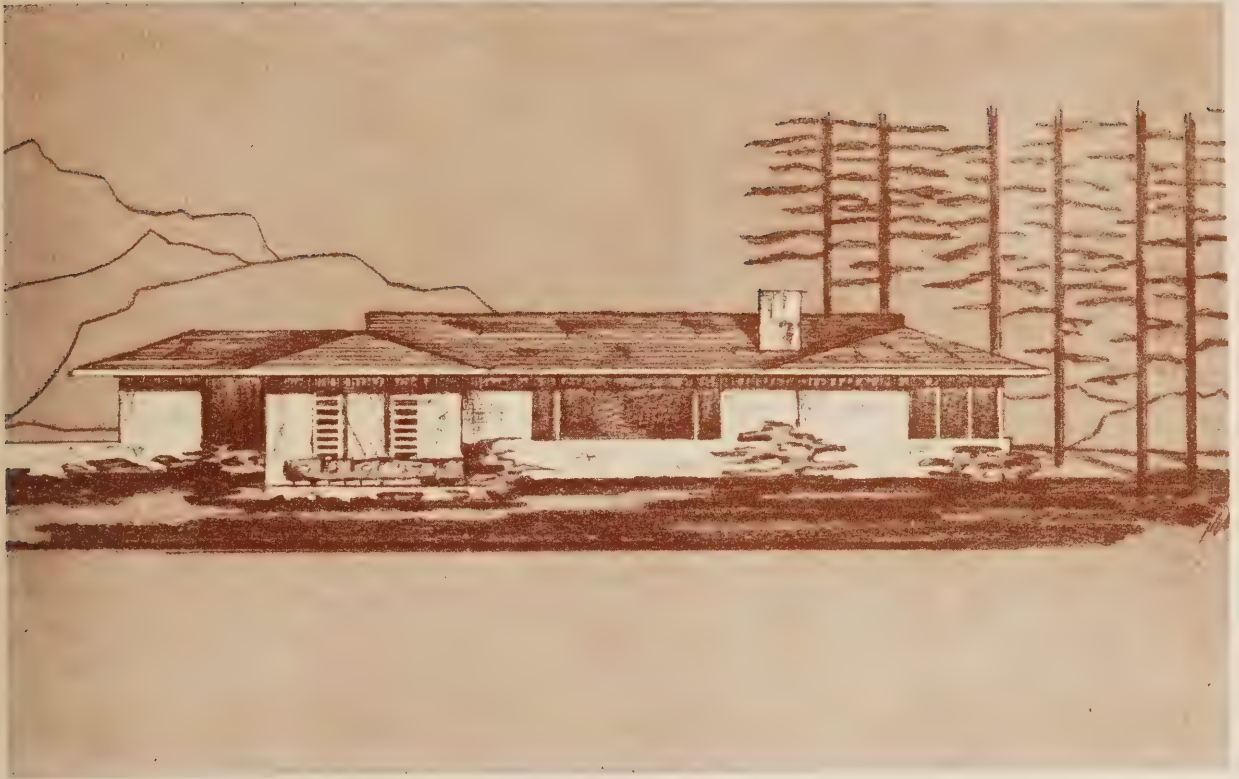
SPACE TO PLAY IN



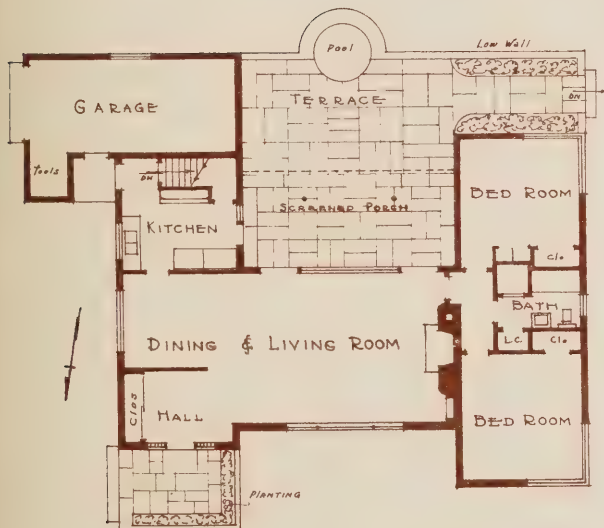
Hard to believe that there are three such large bedrooms upstairs in this economical story-and-a-half house of modest proportions. As an additional attraction, the master bedroom has three exposures. The sloping roof over the downstairs study provides extra storage space, particularly helpful to the average American household which can always collect

but can seldom discard. Downstairs there is an airy living room of ample size, with a porch adjacent to both this room and the dining room.

SIZE: First Floor area, 774 Sq. Ft., exclusive of garage.
Second Floor area, 830 Sq. Ft. of living space.



BUILT AROUND A TERRACE POOL



SIZE: Floor area, 1324 Sq. Ft., exclusive of garage.

The focal point of this modern bungalow is a huge living and dining room, with three exposures, around which service and sleeping chambers are conveniently arranged. But the most interesting feature of this home is the manner in which it has been integrated with the landscape. There is a handsome screened-in porch to the rear of the living room, with a double entrance, separated by a wall of glass. The kitchen also leads to the screened porch, encouraging al fresco eating. Even the planting around the front entrance of the house, and at the rear bedroom window, helps to bring the outdoors into this restful, practical home.

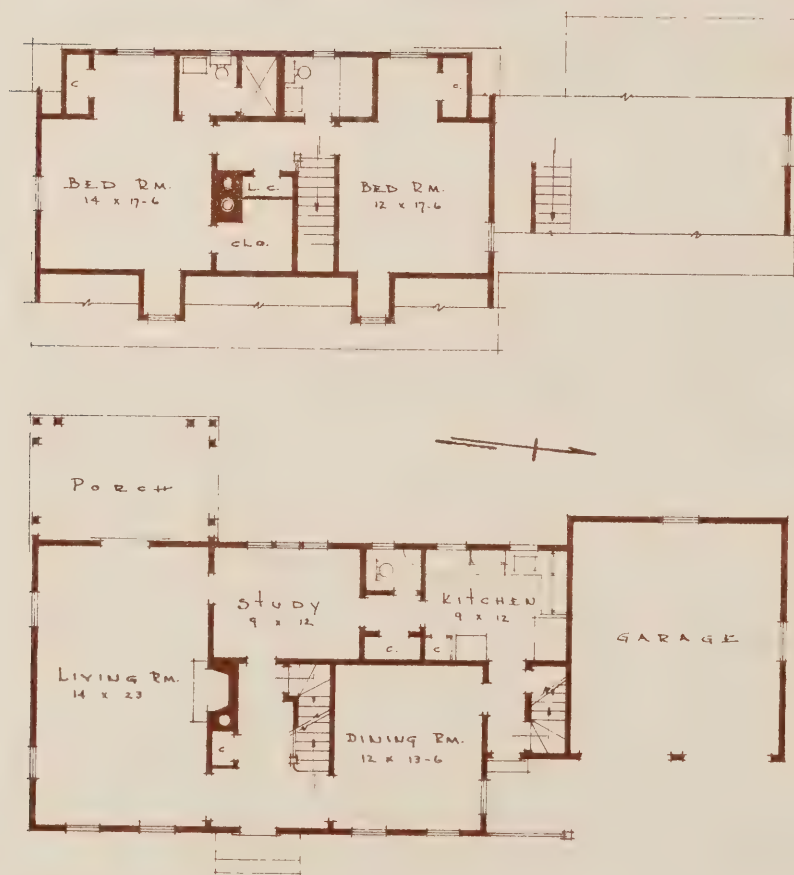


A SMALL HOUSE ON A LARGE SCALE

This small house might be considered almost in the luxury class. There are only two bedrooms upstairs, each with private bath and closet space. Downstairs, the service entry is in the front of the house. The service hall also acts as a buffer between kitchen and dining room, and in addition it provides access to stairs to future servant's rooms to be located above the garage.

SIZE: First Floor area, 994 Sq. Ft., exclusive of garage.

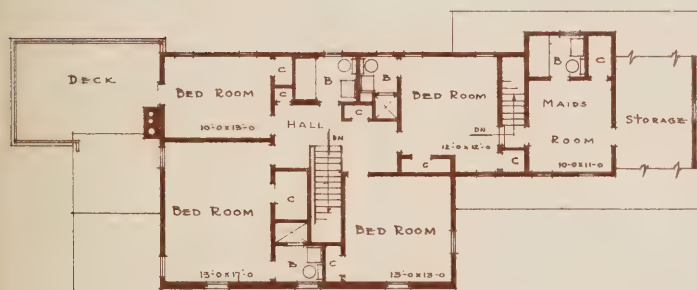
Second Floor area, 703 Sq. Ft. of living space.



Houses for Incomes of Over \$10,000



A RESIDENCE OF DIGNITY



SECOND FLOOR PLAN

This stone house, the first of this series of four luxury homes, has an outstandingly practical room arrangement. Five bedrooms and three baths with a special back stairway leading to the maid's quarters, make up the second floor room plan. The downstairs features a study with a panelled corner fireplace — a room overlooking the formal garden to the rear.

The exterior has a magnificent beautifully proportioned, pedimented doorway, and a front garage wing, integrated with the main house by an interesting porch.



FIRST FLOOR PLAN

SIZE: First Floor area, 1330 Sq. Ft., exclusive of garage.

Second Floor area, 1359 Sq. Ft. of living space.

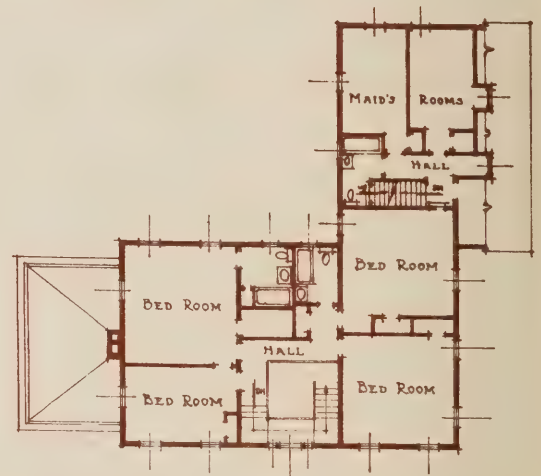


A HOUSE TO GROW UP IN



A house of this type will be practical and livable throughout the years. The exterior is similar to many of the New England colonial houses so much admired — simple, dignified, and refined without being ostentatious.

The hall is particularly attractive with a broad staircase leading to a balcony over the entrance, and surrounding an open well to the second story, lighted by the Palladian window over the entrance.



The pine-panelled library with bookshelves on the end walls opens on a flagstone terrace overlooking the cutting garden.

The servants' rooms located over the garage have a back stairway, and there is a connection from the servants' hall to the family bedrooms.

SIZE: First Floor area, 1304 Sq. Ft., exclusive of garage.
Second Floor area, 1664 Sq. Ft. of living space.



AN UPSTAIRS BALCONY



This home is larger than most of the houses illustrated in this book, but simple and straightforward in plan and design, with unbroken roof lines. It is suitable for a family with four or five children; and the number of bedrooms of good size are made possible by use of all of the space over the two-car garage.

The stairs are purely functional, not a decorative feature. Because they parallel the front of the house, laundry and refuse may be taken out through the garage.

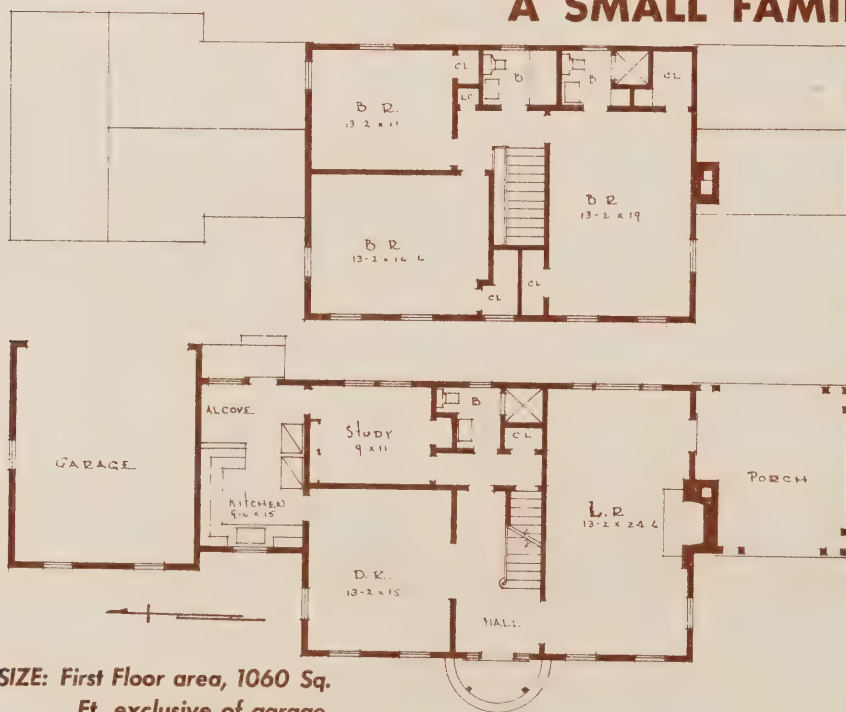


Though there are five bedrooms on the second floor, all have cross ventilation. The severely plain exterior is relieved by the balcony and the terrace wall below; and the whitewashed brick walls are a background for vines, and reflections of shadows from nearby trees.

SIZE: First Floor area, 1122 Sq. Ft., exclusive of garage.
Second Floor area, 1597 Sq. Ft. of living space.

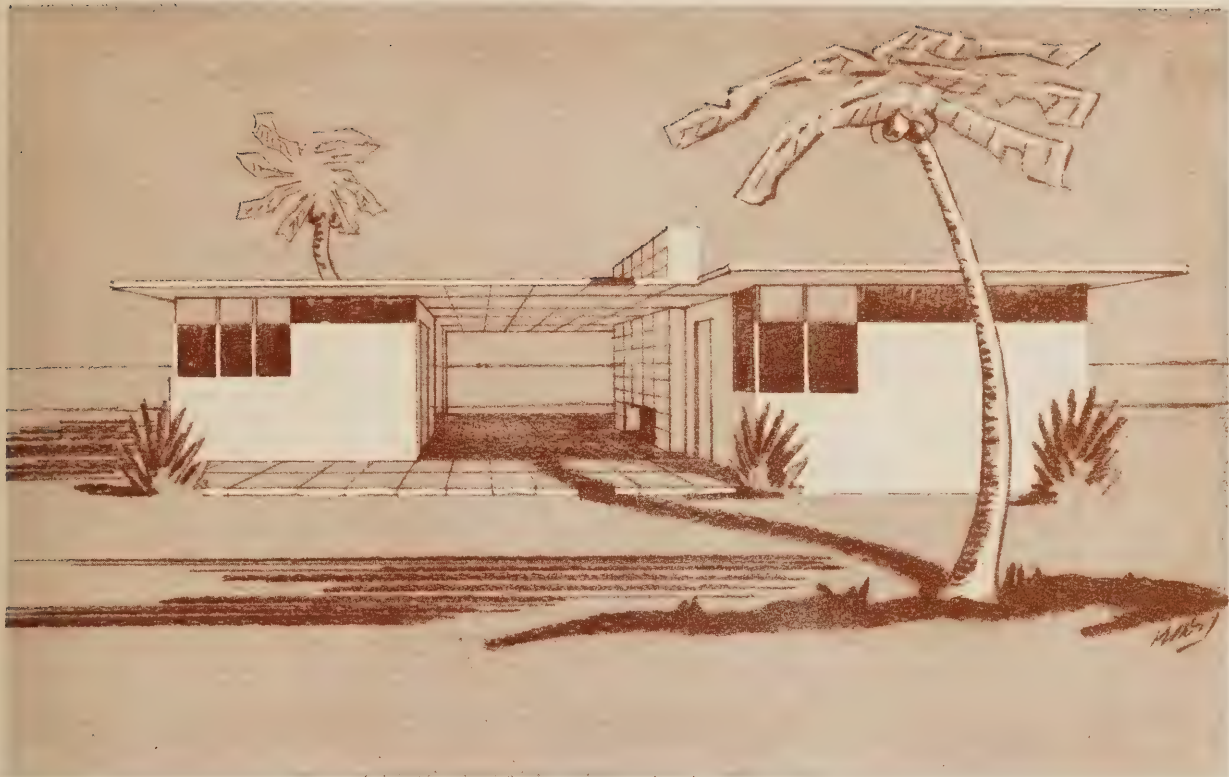


A LARGE HOUSE FOR A SMALL FAMILY

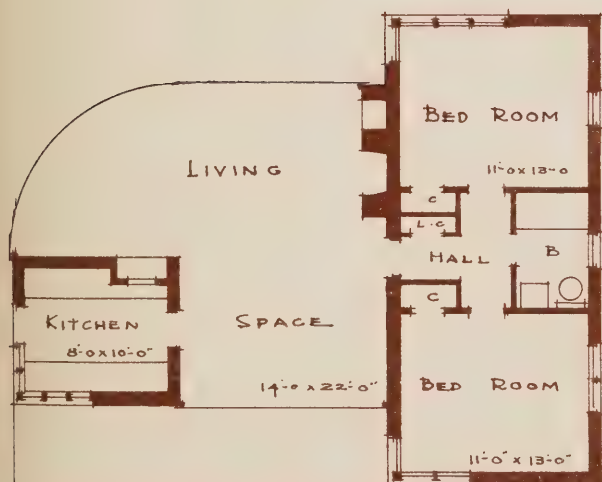


SIZE: First Floor area, 1060 Sq.
Ft., exclusive of garage.
Second Floor area, 900
Sq. Ft. of living space.

"I don't want many rooms, but I do want comfort and, above all, plenty of breathing space." Here is a house that answers just these requirements. It has a living room almost 25 ft. long with a fireplace-opening 4 ft. wide — large enough for a yule log. Above this room is the master bedroom, only slightly shorter in length, but with a large dressing room closet at one end. The other rooms in this house are of proportionate size. Another interesting feature is the dining room alcove, between the kitchen and the study. Because of the shower inconspicuously placed in the downstairs lavatory, the library can double as an extra guest bedroom in an emergency.



WEEK-END HOUSE — UNDER PALMS



SIZE: Floor area, 990 Sq. Ft.

Even under normal conditions costs of week-end houses are particularly difficult to estimate. Availability of materials, difficulties of transportation, prevailing wage rates and the accessibility of labor are all factors varying widely throughout the country. At the present time, additional uncertainties as to costs are added to these, so that approximate prices of these week-end houses may vary by as much as 50 per cent in different areas.

This two bedroom "ultra-modern" bungalow has a really unique feature: a wall-less living room. Only a lazy subtropical background could make this practical; but in such a climate this "ceilinged living space" would be ideal. The outdoor fireplace, and the kitchen completely separated from the sleeping quarters, are added attractions of this ingenious week-end place.

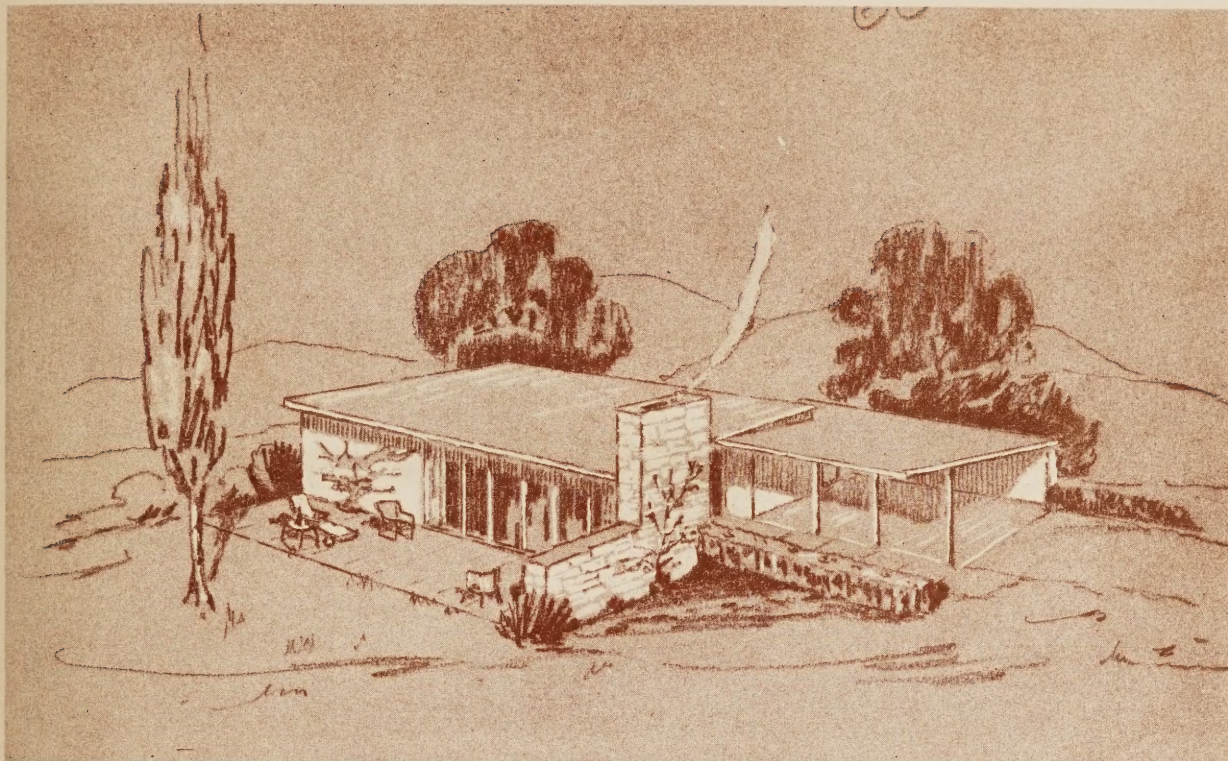


WEEK-END HOUSE — ON THE BEACH

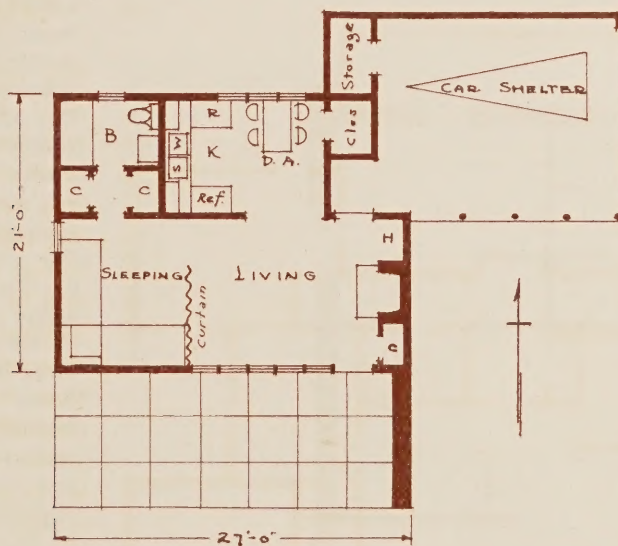


This cottage by the sea has a most interesting arrangement, with the front door opening on a small entrance-way, leading to a long corridor paralleling the living room. To the right is the service portion of the bungalow; and to the left, the two master bedrooms. A small bathhouse, conveniently at the left of the front entrance, is a functional necessity in this type of cottage, where a prime requirement is to keep sand outdoors. Note-worthy too is the kitchen's proximity to the porch — permitting full enjoyment of the sea breeze even at meal times.

SIZE: 1773 Sq. Ft. of living area exclusive of garage and porch.



WEEK-END HOUSE — IN THE MOUNTAINS



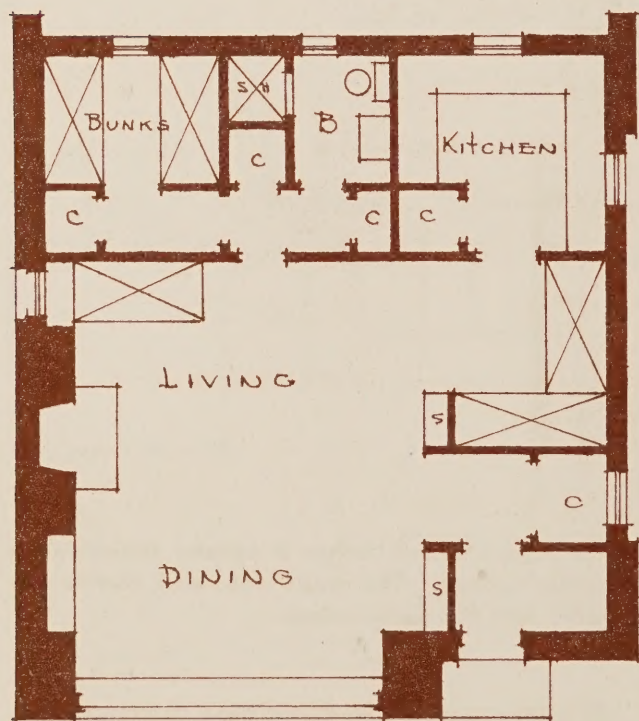
Here is the twentieth century version of the log cabin — simple, modern functionalism at its best and most practical. This week-end camp in the mountains is suitable, with double deck beds, for as many as four people. The large terrace and full length windows make it ideal for the summer; while

the huge fireplace makes it equally desirable for winter outings. The rough stonework blends perfectly into the surroundings.

SIZE: Floor area, 513 Sq. Ft., exclusive of terraces.



WEEK-END HOUSE — A SKI LODGE



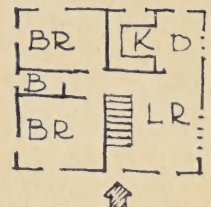
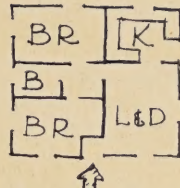
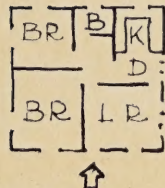
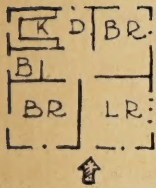
This view of the ski lodge shows what can be done to integrate a small house with its surroundings, largely by use of local materials: logs and stone. And what a practical week-end place this is! An adequate vestibule protects the living room from drafts. There is a broad expanse of windows along the living area of the south wall. Through the use of double-deck bunks in the small north room, this lodge can actually sleep seven ski fans during week-ends. The large fireplace with metal "Heat-ulator" obviates the necessity of installing a furnace. The west wall is solid and almost windowless — a protection against prevailing winds. These are some of the features that make this mountain lodge simple, functional, economical — a real place for a house party in the mountains.

SIZE: Floor area, 1027 Sq. Ft.

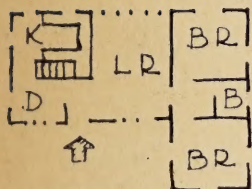
Twelve Basic House Plans

Most small houses are variations of these sketch plans.
WHICH ONE WOULD MOST NEARLY SUIT YOUR FAMILY?

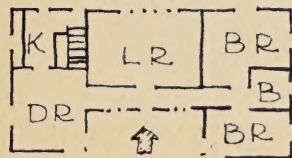
ONE STORY PLANS



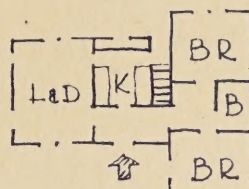
The square plan is economical but of little distinction.



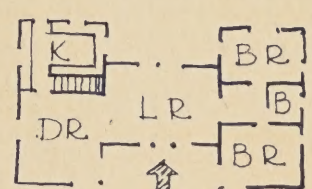
L PLAN



U PLAN



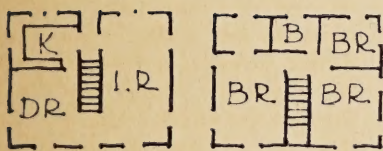
T PLAN



H PLAN

"Letter" plans are more interesting as well as more costly.

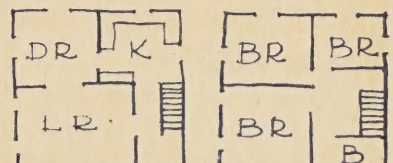
TWO STORY PLANS



1st Floor

2nd Floor

CENTER HALL PLAN

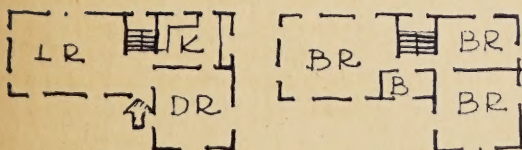


1st Floor

2nd Floor

SIDE HALL PLAN

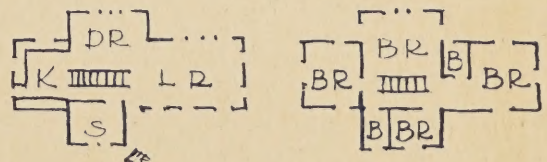
Most two floor homes are of the side hall or center hall type, but the "letter" plans are also worthy of consideration.



1st Floor

2nd Floor

L PLAN

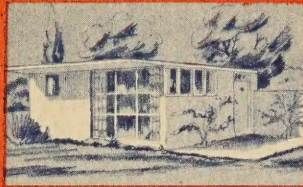


1st Floor

2nd Floor

X PLAN

Partial Contents of Your New Home



**A Roof Over
Your Head**
Plans, Views, Costs



**22 Houses for
Incomes of
\$5—10,000**



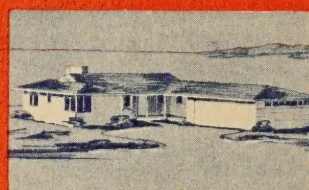
**The House
That Grows**
HOW TO EXPAND
YOUR HOUSE WITH
YOUR FAMILY



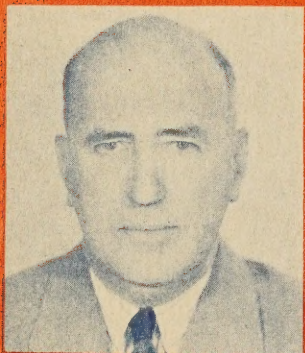
**4 Houses for
Incomes Over
\$10,000**



**25 Houses
for Incomes
Under \$5,000**



**4 Week-End
Houses**
Ranch House
Beach House
Mountain House
Ski Lodge



**The Author
of this Book**

KENNETH W. DALZELL, A.I.A., the designer of the houses shown in **YOUR NEW HOME**, ranks with the best known of all American architects specializing in residential design. As early as 1915 when very few architects were interested in the construction of small houses, he began to study their special problems. A pioneer in small house planning, examples of his work have been erected in thirty-six states, and his plans have been used in several foreign countries. Although he is perhaps best known for his

residential work, he is at present engaged in the general practice of architecture.

Examples of his work have been presented in most of the national home magazines such as **ARCHITECTURAL FORUM**, **ARCHITECTURAL RECORD**, **BETTER HOMES AND GARDENS**, and **HOUSE BEAUTIFUL**. He has at various times served as president of the New Jersey chapter of the American Institute of Architects, chairman of the A.I.A. committee on Single Family Detached Unit Housing, and president of the New Jersey Society of Architects.

The plans in this book represent some of Mr. Dalzell's best work and are the result of years of practical experience in small home design. These step-saving, economical, up-to-date houses will enable you to better decide just what you would want most in your new postwar house. These views and sketch-plans will help you to avoid mistakes in building; they will also provide a wealth of new ideas which will make your ideal home a reality in the new postwar world of today.